



40 Dale Wood Road, Petts Wood, BR6 0BZ  
£950,000

## 40 Dale Wood Road, Petts Wood, BR6 0BZ

- Extended Character Noel Rees 3 Bedroom Family Home
- 3 First Floor Bedrooms & 4 Piece Family Bathroom
- Open Plan Kitchen/Breakfast Room With Large Utility Room & W.C
- Dedicated Dining Room & Separate Lounge
- Stunning Secluded South Westerly Aspect Garden Extending to 180' (Approx)
- Off Road Parking & Garage
- Potential For Further Extension (STPP)
- Excellent Location For Crofton & Perry Hall Schools
- Located Between Petts Wood & Orpington Mainline Stations



Rarely do character semis come to the market in Petts Wood East, but this is one not to be missed. Set upon a stunning, tree lined, unadopted road is this extended three bedroom family home built by Master Builder Noel Rees. The property is approached by a long driveway, offering parking for multiple vehicles. In turn this leads viewers into the house, starting with a spacious hallway, a separate lounge with feature fireplace and access in to a large utility room with a W.C. The main feature of this property comes by way of the extended kitchen, which has been designed right across the rear of the house, maximizing space. The kitchen/diner flows openly off of the dining room and features multiple integration, a range of high gloss units and a breakfast bar. On the first floor there are three well appointed bedrooms with ample storage and a magnificent four piece bathroom suite. Making your way outside via the bi-folding doors in the kitchen, viewers are sure to be impressed by a simply stunning rear garden, extending to 180' (approx) and benefitting from a South Westerly aspect, the sellers have created a place of tranquility whilst enjoying almost total seclusion. There is a large patio, ideal for summer afternoon entertaining and a summerhouse for relaxation, whilst further features include a good size laid lawn, colorful stocked borders and mature trees and a garage to the front. To the rear, in an area of natural nature there is a number of timber storage sheds. The property location is outstanding, with convenient access to Petts Wood and Orpington stations, offering frequent services to Central London as well as a selection of highly sought after local schools, including Crofton Infant & Junior & Perry Hall. Interest will be high in this property, so with this in mind we advise your early viewing.

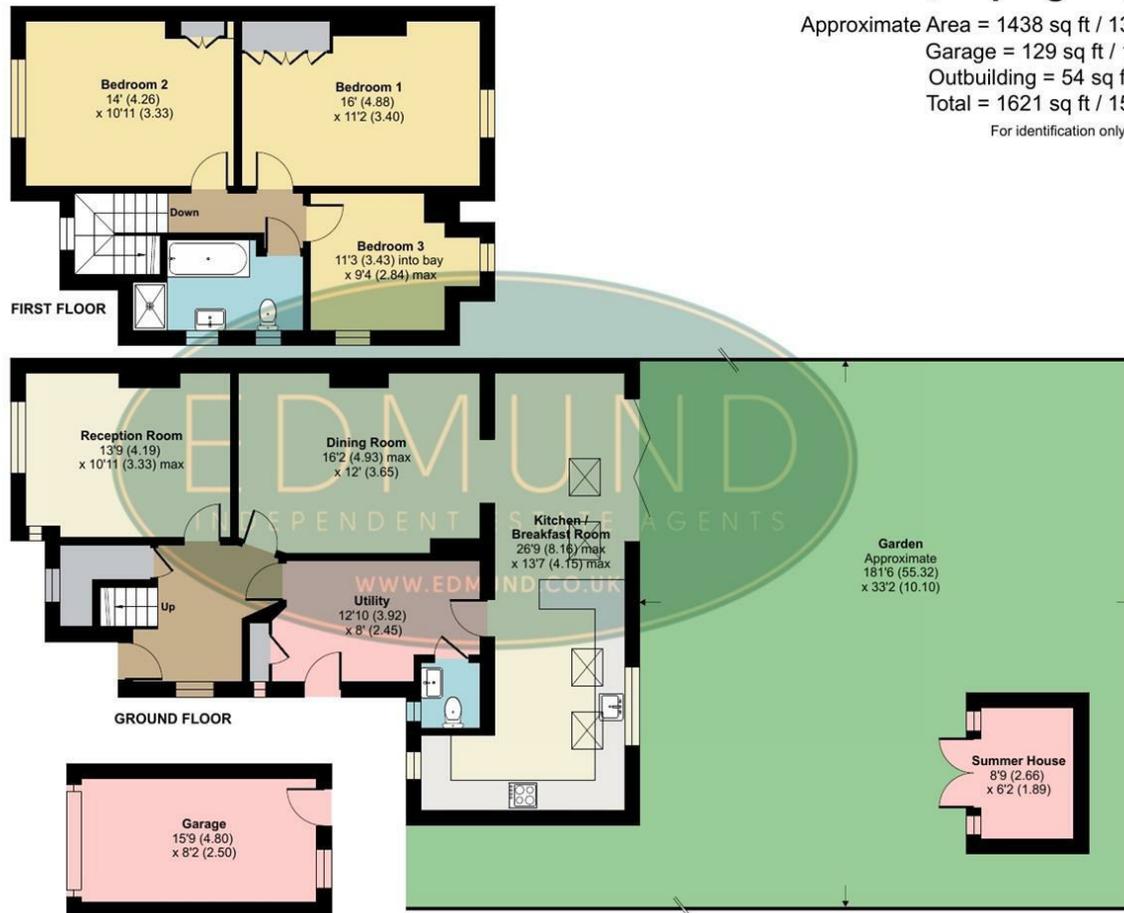
## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



# Dale Wood Road, Orpington, BR6

Approximate Area = 1438 sq ft / 133.5 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Outbuilding = 54 sq ft / 5 sq m  
 Total = 1621 sq ft / 150.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Edmund Estate Agents. REF: 1431644

### IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01689 819991

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