



17 Willett Close, Petts Wood, Kent, BR5 1QH
£810,000

17 Willett Close, Petts Wood, Kent, BR5 1QH

- Extended 3/4 Bedroom Family Home
- Two Reception Rooms & Kitchen/Breakfast Room
- Excellent Size Bedrooms & Large Four Piece Bathroom
- South Easterly Aspect Garden
- Off Road Parking & Detached Garage
- Popular Petts Wood East Cul-De-Sac Location
- Close to Petts Wood Station & Excellent Local Amenities



This extended, 3/4 bedroom family home which is located within Willett Close, a sought after Petts Wood East cul-de-sac & set in walkable distance of Petts Wood Village with its cafes, shops, supermarkets & mainline station, which offers frequent services to Central London. The property is wonderfully presented offering buyers bright, airy & flowing accommodation which features a spacious, welcoming hallway leading to a study & into a well appointed lounge, complete with a stunning character fireplace. To the rear the dining room flows seamlessly into the kitchen/breakfast room which features multiple integration & is bathed in natural light from the Southerly aspect garden. The staircase has been cleverly turned around to offer more space & the first floor benefits from this incorporating three excellent size bedrooms, all with a range of built in wardrobes. Completing the first floor is a magnificent feature bathroom, measuring 10'11 x 8'3, the four piece suite offers a large corner bath, two separate sinks, a W.C. & separate shower. Making your way outside to the beautifully presented & very well secluded garden which benefits from screening trees to the rear & the South Easterly aspect can be enjoyed via the stone patio, ideal for summer entertaining. Further features of this home include off road parking, a detached garage, side access & ground floor W.C. In conclusion this delightful family home requires internal viewing to be fully appreciated & is set within this prime Petts Wood East location, in the catchment of outstanding schools including Crofton Infant/Junior & Perry Hall, interest will be high in this property, so with this in mind we advise your early viewing.

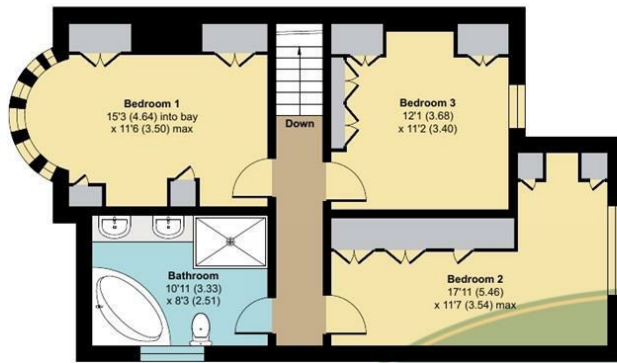
Viewing

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.



Willett Close, Orpington, BR5

Approximate Area = 1403 sq ft / 130.3 sq m
 Garage = 122 sq ft / 11.3 sq m
 Total = 1525 sq ft / 141.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Edmund Estate Agents. REF: 1446098

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	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

01689 819991

www.edmund.co.uk

