



162 Petts Wood Road, Petts Wood East, BR5 1LF
£700,000

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East, BR5 1LF

- Attractive 1930's Semi-Detached Family Home
- Three Excellent Size Bedrooms
- Large Garden Extending to Approx 90'
- Two Receptions
- Off Road Parking
- Close to Station Square
- CHAIN FREE & In Need Of Modernising



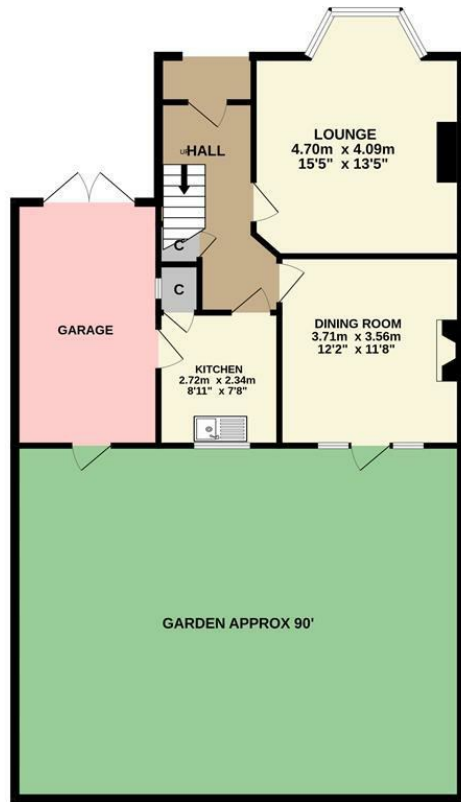
CHAIN FREE SALE. Located near to Station Square, with its vast array of local shops, supermarkets and access to Petts Wood mainline station, Edmund welcome to the market this attractive 1930's semi detached family home. The property is in need of moderisation and is ideal for a buyer wishing to place their own designs and stamp on their new home. The property is currently arranged with a spacious hallway, two separate reception rooms and a kitchen on the ground floor. The first floor offers buyers three well proportioned bedrooms and a bathroom. To the rear there is a feature lawned garden, which extends to approx. 90' and to the front off road parking. For buyers looking to extend, there is excellent scope and potential to add extra space (subject to the usual planning consents). Set within this highly popular location, with access to excellent local schooling and regular rail services to Central London, as viewing is highly advised.

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.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		77
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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