



69 Sutherland Avenue, Petts Wood, Kent, BR5 1QY  
Offers In Excess of £1,600,000

69 Sutherland Avenue, Petts Wood,  
Kent, BR5 1QY

- Six Bedroom, Four Bathroom Family Home
- Detached With Exceptional Kerb Appeal
- Stunning Westerly Aspect Garden Extending to 200'
- Popular Tree Lined Road Close to Petts Wood & Mainline Station
- Two Receptions & 28' Kitchen Diner
- Integral Garage & Off Road Parking
- 30'4 Master Bedroom With En Suite Shower
- Possibility to Extend (STPP)



A rarely available, simply stunning, six bedroom, three bathroom family home which is set upon this popular and quiet side road and located within walking distance of Petts Wood Village, with its array of excellent facilities including a selection of local shops and businesses, cafe's and eateries as well as Petts Wood station offering fast and frequent services to a host of Central London stations as well as easy access to both the A21 and M25. This property is delightful throughout and from the front offers exceptional character and kerb appeal with the ground floor accommodation featuring a welcoming grand hallway, two dedicated receptions to the rear and a focal 28' open plan kitchen/diner. On the first floor the spacious landing leads to five bedrooms and a family bathroom. Many of the bedrooms have ample storage via built in wardrobes and cupboards, and bedroom two features a large en-suite as well as built in wardrobes. There is then a stair case to the extremely private master suite, a beautifully appointed bedroom measuring 30'4 x 14'6 with flowing natural light and a well presented en-suite shower room. Awaiting buyers to the rear, a mature, magnificent 200ft west facing garden, offering a rare plot size for Petts Wood, mature landscaped grounds, exceptional privacy and a superb setting for entertaining and family life. This family home also features a ground floor W.C, an integral garage, driveway parking for several cars and is well positioned within walking distance for a number of outstanding local schools. With it's mature boundaries, established landscaping and highly private garden with limited overlooking, the generous size of approx 245.4 sqm with excellent potential for home working, gym space and multi generational living options as well as the quality of the property need to be viewed to be fully appreciated.

## 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.



# Sutherland Avenue, Petts Wood, Orpington, BR5

Approximate Area = 2466 sq ft / 229 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

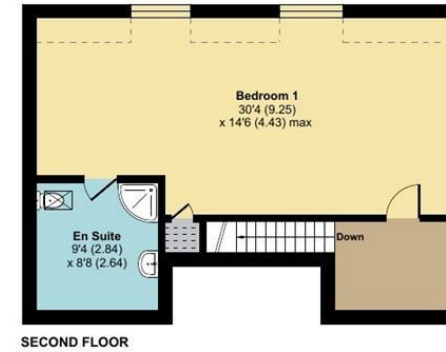
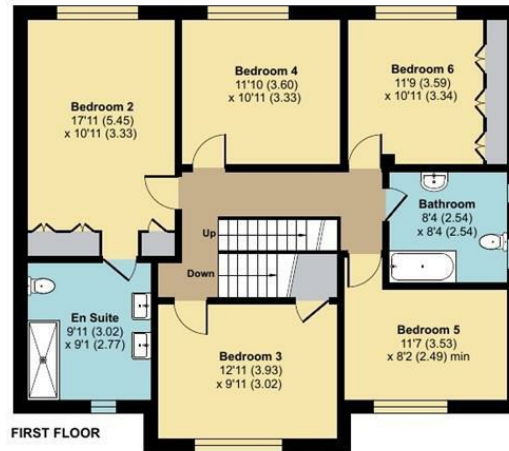
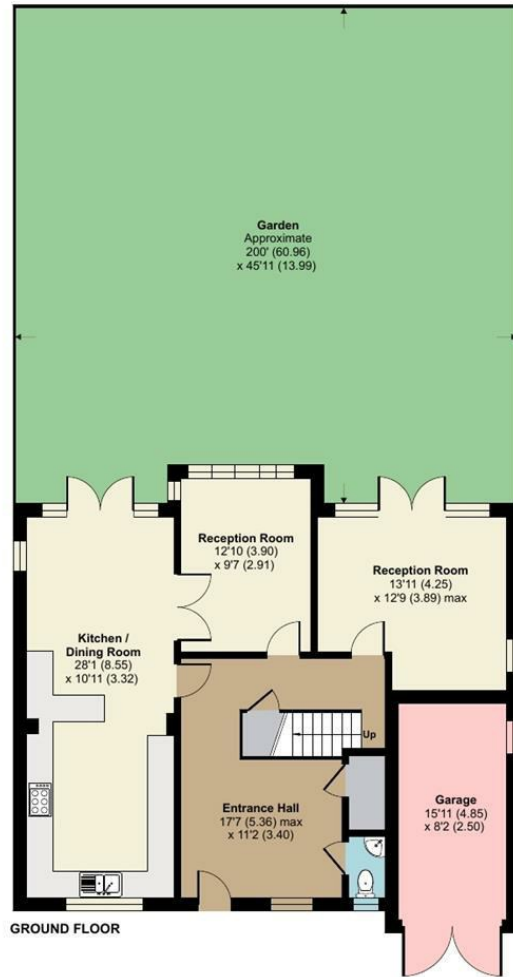
Garage = 127 sq ft / 11.7 sq m

Total = 2642 sq ft / 245.4 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1476618

## 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	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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