



1 Hawthorn Close, Petts Wood East, Kent, BR5 1LJ  
£750,000

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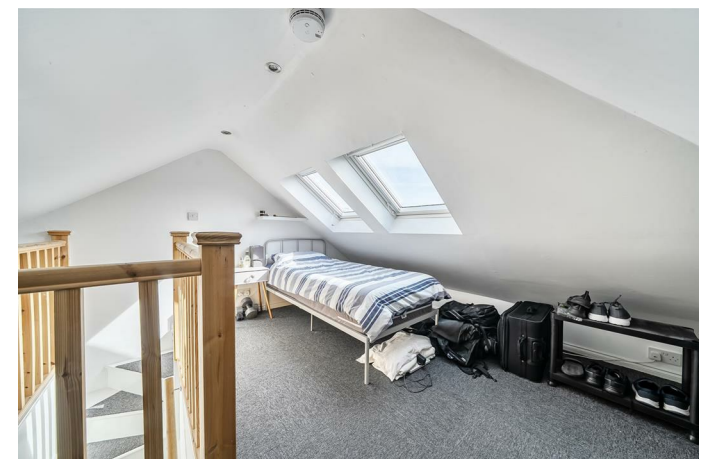
- Extended 3/4 Bedroom Semi Set in a Popular Cul-De-Sac
- Three Bedrooms & a Loft Room
- Open Plan Kitchen Diner & Conservatory
- Large First Floor Bathroom and Sizable Ground Floor Shower Room
- Off Street Parking and Garage
- Well Presented Garden
- Key Location For Both Petts Wood Station & Crofton Schools



Located within this popular cul-de-sac is this well presented and extended 3/4 bedroom family home. Approached via a sizable two vehicle driveway with access to the garage, the property flows well in to a light hallway, with a bay fronted lounge to the left and a large ground floor shower to the right. The property features a spacious open plan kitchen/diner across the rear, which opens in to the conservatory and overlooks a well established garden . On the first floor the property offers buyers three bedrooms and a large three piece family bathroom. Further to this on the second floor there is a good size loft room which could be utilized in a variety of ways, such as a 4th bedroom or dedicated home office. To the rear this family home has a well presented garden ideal for entertaining either via the decked terrace or the laid lawn. The property location is simply outstanding, set within easy reach of Petts Wood Station, local shops, supermarkets and also the outstanding Crofton Schools this property, which in total offers just shy of 1500 sq ft of space is one not to be missed.

## 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.



# Hawthorn Close, Petts Wood, Orpington, BR5

Approximate Area = 1313 sq ft / 122 sq m  
 Garage = 156 sq ft / 14.5 sq m  
 Total = 1469 sq ft / 136.5 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). © nichecom 2026. Produced for Edmund Estate Agents. REF: 1485770

**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	68	81
(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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