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61 Sutherland Avenue, Petts Wood East, Kent, BR5 1QY
£1,195,000

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26 Station Square, Petts Wood, Kent, BR5 1NA

61 Sutherland Avenue, Petts Wood East, Kent, BR5 1QY

- CHAIN FREE SALE
- Four Double Bedrooms & Two Receptions Rooms
- Fantastic Size Plot With Large Frontage, Off Road Parking & 200' (Approx) West Facing Garden
- Outstanding Potential For Extension & Re-Modelling (STPP)
- Wonderful Tree Lined Road With Excellent Access to Amenities
- Detached Tandem Garage
- Viewing Very Highly Advised

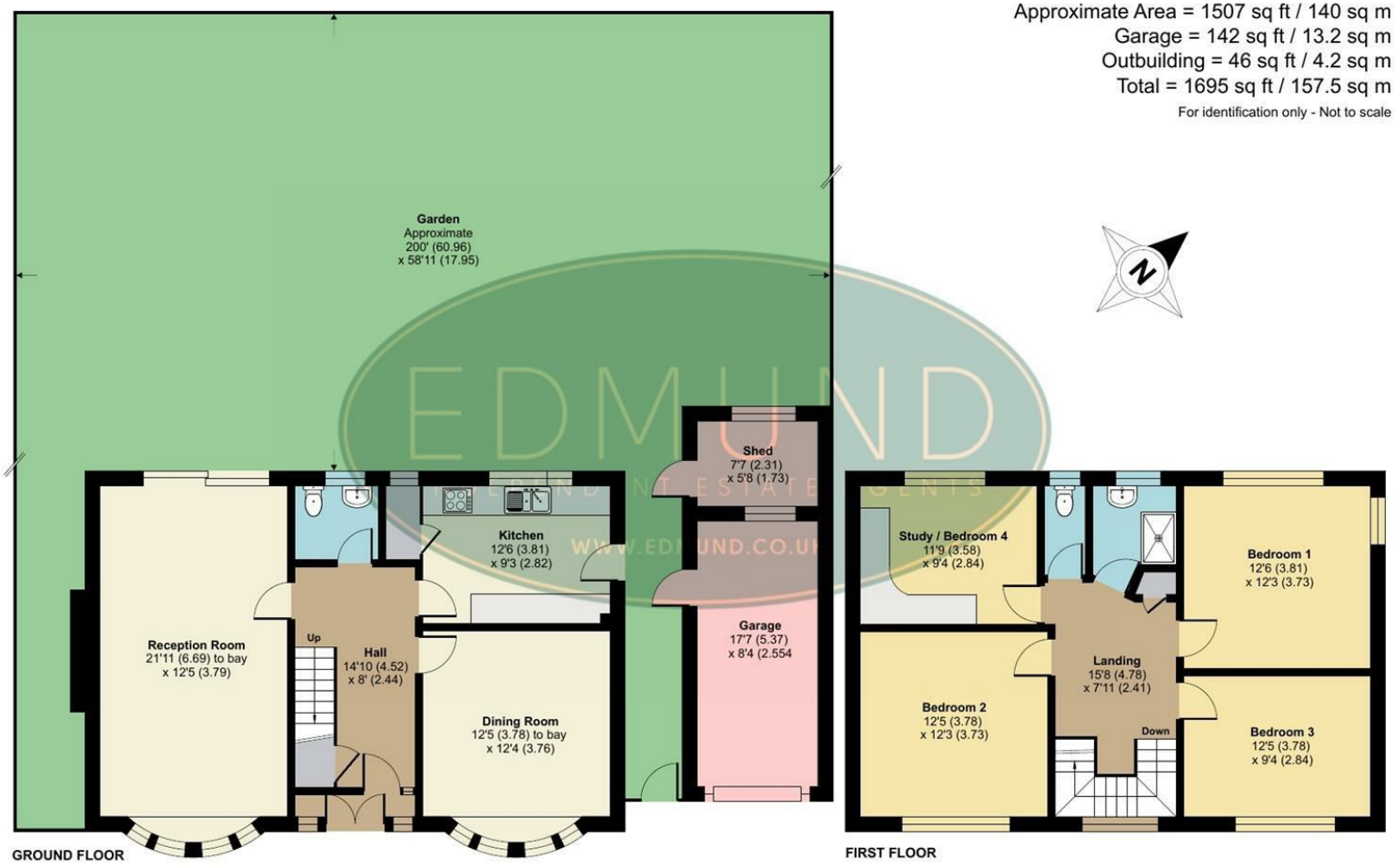
CHAIN FREE SALE. A wonderful opportunity to acquire this excellent size family home which is positioned on a larger and wider than average plot, which offers, subject to the usual consents, buyers the rare opportunity to extend, remodel and create their perfect family home. The property simply has to be viewed to firstly appreciate the quiet tree lined road of Sutherland Avenue, which remains popular for access to Petts Wood Village with its array of local shops, supermarkets, cafes, general amenities and of course Petts Wood mainline station. The house is approached by way of a sizable frontage with a spacious driveway leading to a tandem garage and buyers will note the width of this plot is rare to find making this home all the more individual. Once inside there is a spacious hallway, two very good size reception rooms which in turn lead to the kitchen and a convenient ground floor W.C. The first floor again offers a spacious feature landing leading to four double bedrooms and a family shower room with a separate W.C. To the rear buyers are sure to be impressed with this delightful West facing garden which extends to approx. 200' and really is an opportunity to create a breathtaking outside space. The locality of this property is one of the many selling points, offering buyers access to excellent local schooling, station access and links to the M25 but not forgetting the stunning walks via Jubilee Country Park and the beautiful National Trust Woodland. Offered to the market without an onward chain this home, the plot and the potential must 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 = 1507 sq ft / 140 sq m
Garage = 142 sq ft / 13.2 sq m
Outbuilding = 46 sq ft / 4.2 sq m
Total = 1695 sq ft / 157.5 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.
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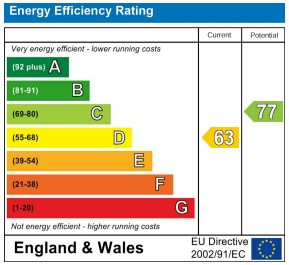

IMPORTANT NOTES:
1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and 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.