



44 Kingsway, Petts Wood East, BR5 1PS
Guide Price - £1,350,000 - £1,400,000

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- Guide Price - £1,350,000 -
£1,400,000
- Five Double Bedrooms
- Highly Sought After Road in Petts
Wood East
- Presented in Excellent Order
Throughout
- Aircon in Lounge, Master Suite,
Conservatory and Second Floor
- Lovely Mature Garden
- Council Tax Band G
- No Onward Chain



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Nestled in the highly sought-after road of Kingsway, Petts Wood East, this splendid house offers an exceptional living experience. With five double bedrooms, this property is perfect for families or those seeking extra space. The home boasts three inviting reception rooms, providing ample room for relaxation, entertaining, or even a home office.

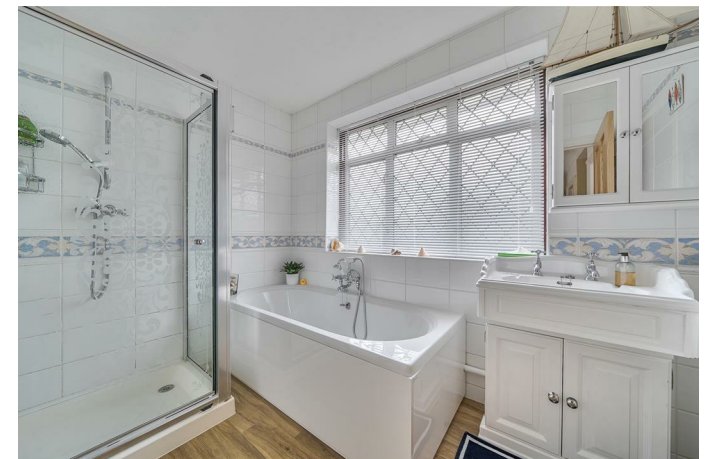
The property is presented in excellent order throughout, ensuring that you can move in with ease and comfort. The well-maintained interiors create a warm and welcoming atmosphere, making it an ideal sanctuary for modern living. Additionally, there is air conditioning in the lounge, master bedroom suite, conservatory & 2nd floor.

One of the standout features of this home is the lovely garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Whether you are hosting summer barbecues or enjoying quiet evenings under the stars, this garden is sure to enhance your lifestyle.

Additionally, the property is offered with no chain, allowing for a smooth and straightforward purchasing process. This is a rare opportunity to acquire a home in such a desirable location, combining space, comfort, and convenience. Do not miss the chance to make this delightful house your new home.

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.



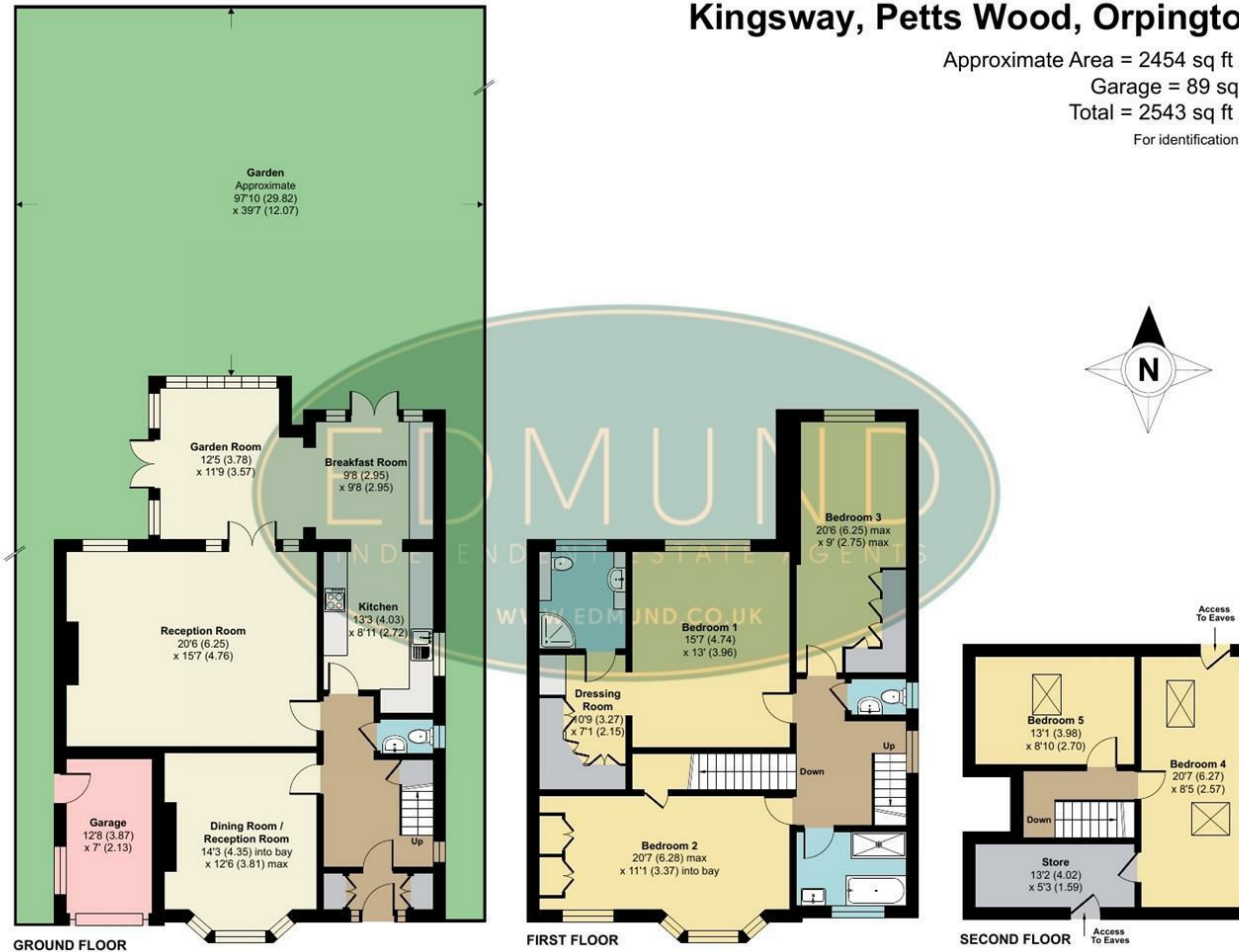
Kingsway, Petts Wood, Orpington, BR5

Approximate Area = 2454 sq ft / 227.9 sq m

Garage = 89 sq ft / 8.2 sq m

Total = 2543 sq ft / 236.2 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). © nchecon 2026. Produced for Edmund Estate Agents. REF: 1492921

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
	EU Directive 2002/91/EC	

01689 819991

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