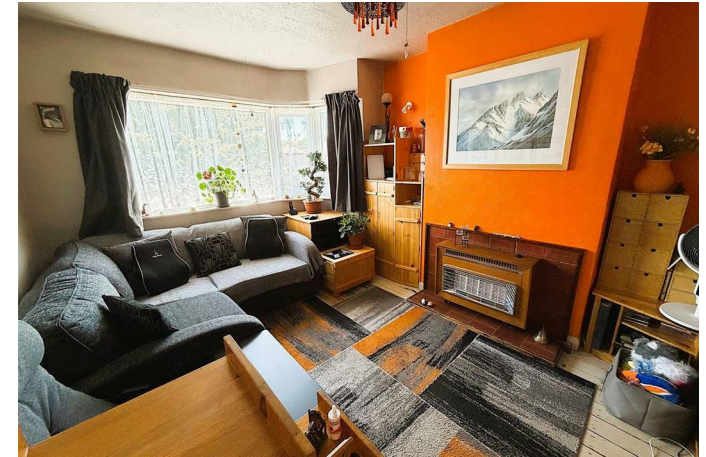




19A Transmere Road, Petts Wood, Orpington, BR5 1DT  
£270,000

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Orpington, BR5 1DT

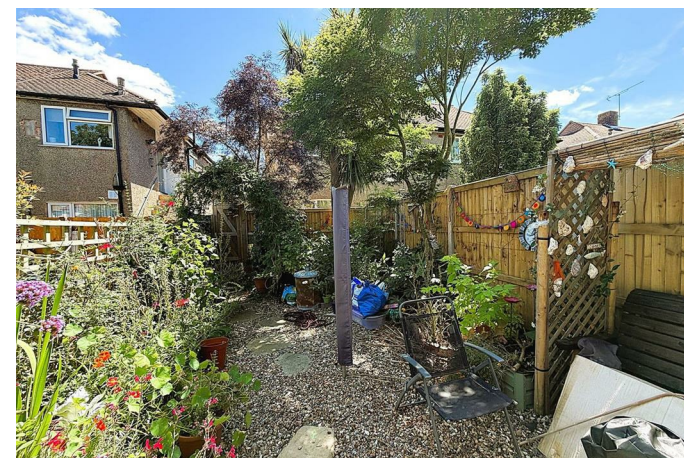
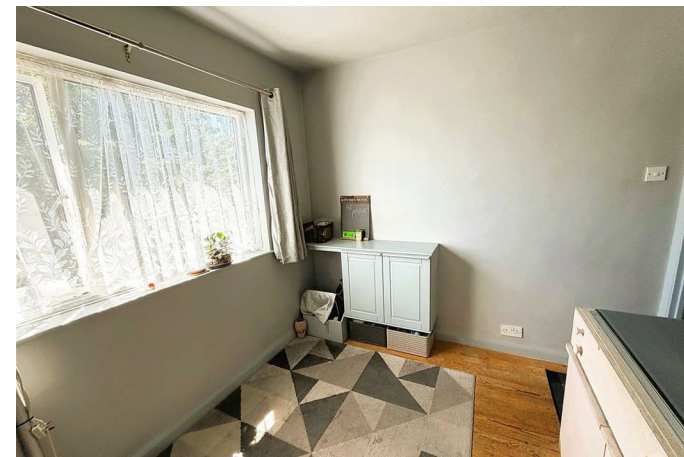
- First Floor Maisonette In Excellent Location
- Two Bedrooms
- Private Garden
- Long Lease 911 Years Remaining
- Ideal First Time Buy or Let Investment
- Close to Petts Wood Station & Crofton Schools.



LONG LEASE 911 YEARS - If you are a first time buyer seeking your first home, or an investor looking for a solid investment property, then you must view this keenly priced two bedroom first floor maisonette. The property is located on this popular side road between Crofton, which has the outstanding Crofton Schools, and Petts Wood offering a vast array of conveniences including local shops, cafes, restaurants, supermarkets and Petts Wood Station. The property features two bedrooms, a spacious lounge, kitchen and shower room and a private garden to the rear. Rarely would a property such as this come to the market at such a good price, we highly advise your viewing to avoid missing out.

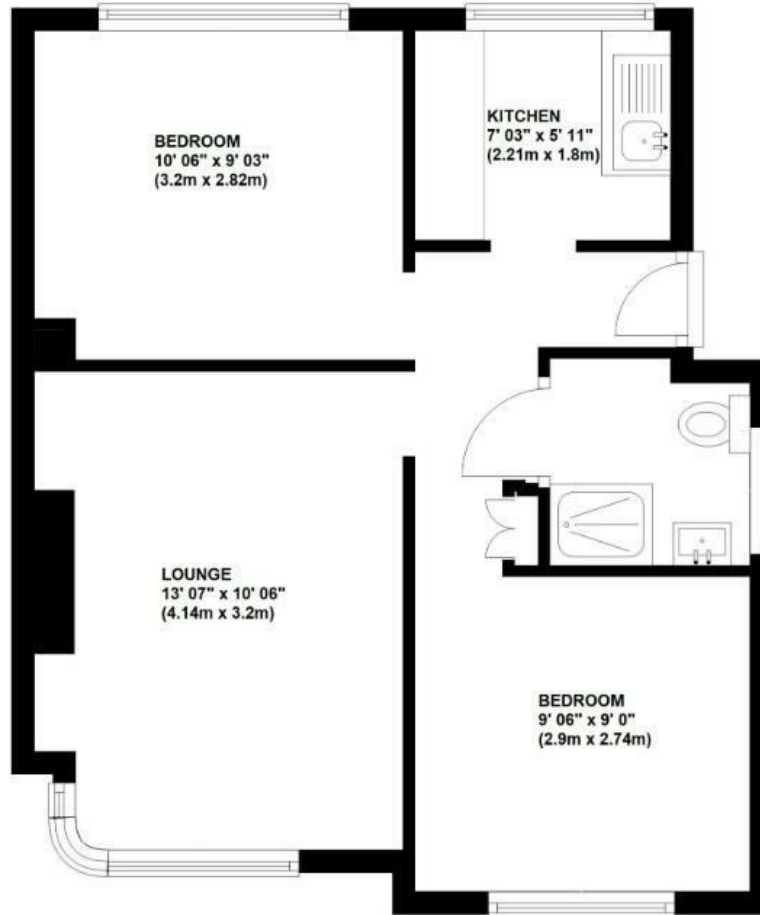
## Viewing

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.



# First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 43.1 sq. metres (463.5 sq. feet)

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Energy Efficiency Rating: 75 (Potential), 53 (Current)

01689 819991

www.edmund.co.uk

