



64 Manor Way, Petts Wood East, Petts Wood,  
Kent, BR5 1NW  
£1,075,000

64 Manor Way, Petts Wood East,  
Petts Wood, Kent, BR5 1NW

- Wonderful Character Family Home Offering Three Bedrooms
- Two Separate Reception Rooms
- South Facing Garden Extending to 125' Approx
- Off Road Parking & Garage
- Stunning Location & Very Popular Petts Wood East Road
- Close to Petts Wood Station & Village
- Viewing Highly Advised



A three bedroom detached family home, offering buyers a well presented property which is located on the South aspect side of Manor Way in the heart of the charming Petts Wood East. Full of charm and character this property offers a perfect blend of comfort and convenience. On the ground floor viewers are sure to be impressed with the feature hallway, which in turn leads to a lounge and separate dining room, a conservatory and the kitchen to the front which links to the dining room via a handy walk in pantry. With three well-proportioned bedrooms and a family bathroom on the first floor this property is ideal for families looking for a 'forever' home in this stunning location. For those seeking extra space, although the property remains a good size in its current form there is an incredible amount of potential to extend (STPP). Whilst buyers will appreciate the inviting reception rooms which provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests, externally the house continues to impress with a wonderful 125' South facing garden ideal for garden lovers or those who enjoy alfresco entertaining. The property also boasts parking for two vehicles, a valuable asset in this sought-after location and further features include a ground floor W.C, a garage and side access. Petts Wood is known for its picturesque surroundings, stunning architecture, vibrant community and National Trust Woodland making it an excellent choice for those looking to settle, with local amenities of Station Square and Queensway, excellent local schools, and parks nearby, plus access to Petts Wood Station offering frequent services to Central London and access to the M25 at junction 4, this home is not only a place to live but a place to thrive.

### 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.



# Manor Way, Petts Wood, Orpington, BR5

Approximate Area = 1335 sq ft / 124 sq m

Garage = 157 sq ft / 14.6 sq m

Total = 1492 sq ft / 138.6 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). © nitchecom 2026. Produced for Edmund Estate Agents. REF: 1509670

## 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 |

01689 819991

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