



16 Willett Way, Petts Wood, Kent, BR5 1QD
£765,000

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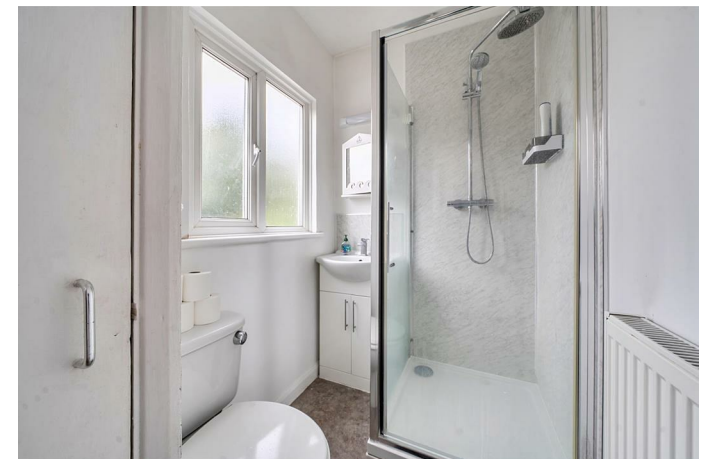
- No Chain
- Located in Sought After Petts Wood East Road
- Walking Distance To Perry Hall and Crofton Schools (Both Ofsted Outstanding)
- Easy Access To Petts Wood Station, Shops and Restaurants
- Secluded Rear Garden
- Two Larger Than Average Reception Rooms
- Early Viewing is Highly Recommended



NO Chain - A superb 4 bedroom family home, located on one of Petts Wood Easts most sought after roads, within easy walking distance of Perry Hall and Crofton Schools (both Ofsted outstanding), as well as Petts Wood station, with it's excellent service to London and local shops. Amongst the properties many features it's it's two bathrooms, stunning 186' secluded rear garden and two separate, larger than average reception rooms. This property is sure to attract much interest and your early viewing comes highly recommended.

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.



Willet Way, Petts Wood, Orpington, BR5

Approximate Area = 1332 sq ft / 123.7 sq m

Garage = 129 sq ft / 12 sq m

Total = 1461 sq ft / 135.7 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



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: 1522981

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	EU Directive 2002/91/EC	

01689 819991

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