



**43 Beaumont Road, Petts Wood East, Kent, BR5 1JL**  
**£725,000**

## 43 Beaumont Road, Petts Wood East, Kent, BR5 1JL

- A Stunning, Refurbished & Extended Family Home
- 26'6 x 11'2 Lounge/Diner With Feature Media Wall
- High Spec Fitted Kitchen With Some Integration
- Contemporary First Floor Bathroom
- 70' Approx South Westerly Garden
- Prime Petts Wood East Location For Both Crofton Schools & Petts Wood Station
- Close to All Amenities Including Station Square & Queensway



A viewing is very highly advised of this immaculate, 3 bedroom, semi-detached family home, which benefits from a sizable ground floor extension across the back. The property is located on this popular road on the East side of Petts Wood, yet offers convenient access to Petts Wood station, the shops and local businesses of Queensway and Station Square as well as being in the catchment of the highly sought after Crofton Schools. The sellers have refurbished the property to offer a stunning family home, which consists of a welcoming entrance hallway, a spacious through lounge/diner with a feature media wall and in turn leads to a beautiful high spec kitchen with integrated dishwasher and wired Bluetooth speakers. Further to this is there is a good size utility room, which could be utilized or converted into a home office if needed. The first floor has three well presented bedrooms and a light contemporary three piece bathroom suite, which features wired Bluetooth speakers. Making your way outside, the rear garden is very well maintained and is partially secluded via shielding trees whilst extending to just under 70'. The sellers have also made upgrades to the central heating system, electrics and installed a wired house alarm. The interest will be high in this property, so call now to book your viewing appointment.

## Viewing

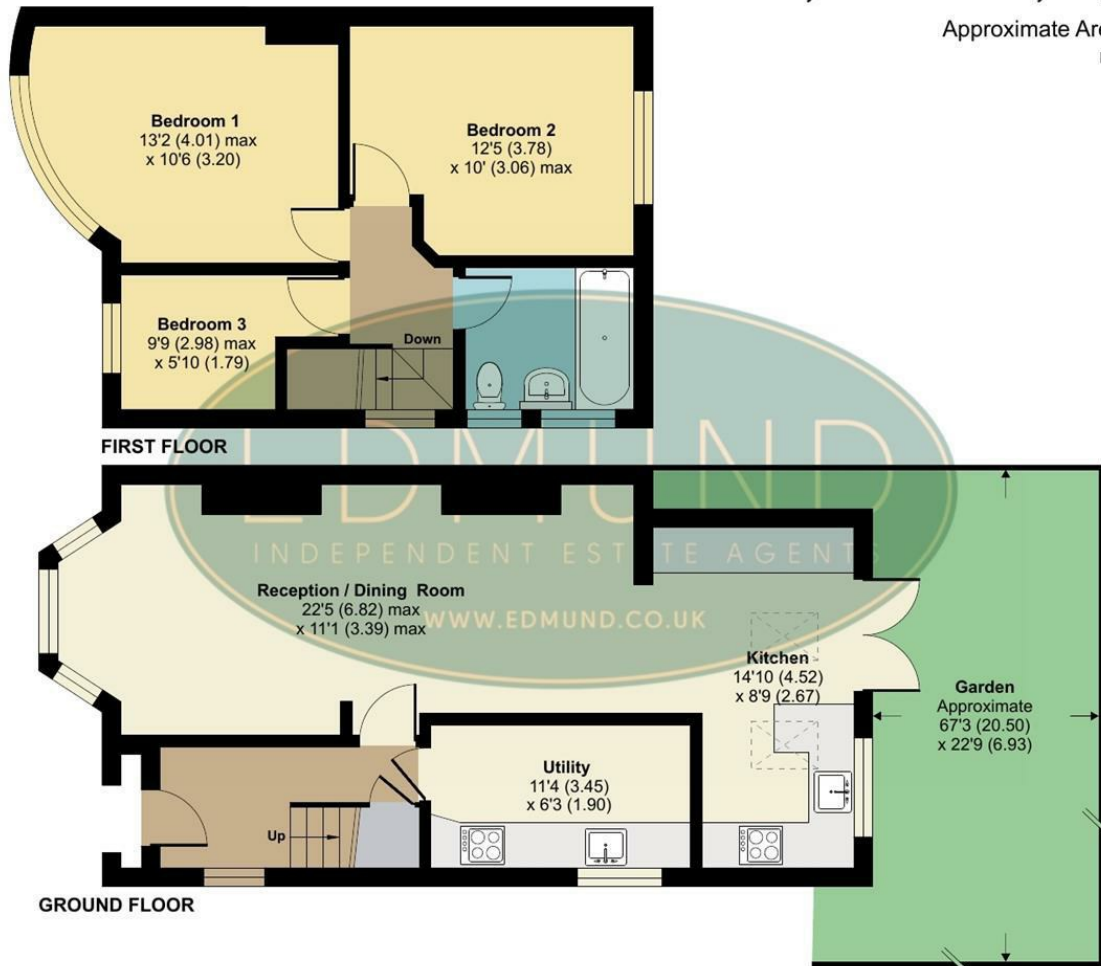
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



# Beaumont Road, Petts Wood, Orpington, BR5

Approximate Area = 926 sq ft / 86 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 2025. Produced for Edmund Estate Agents. REF: 1249238

### 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		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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