



**53 Frankswood Avenue, Petts Wood, Kent, BR5 1BN**  
**£665,000**

53 Frankswood Avenue, Petts Wood, Kent, BR5 1BN

- Well Presented 1930's Bay Fronted Family Home
- Three Bedrooms & First Floor Bathroom
- Modern Kitchen & a Flowing Through Lounge/Diner
- Private Garden & 3/4 Vehicle Off Road Parking
- Excellent Location for Petts Wood Station & a Number of Excellent Schools
- Potential to Extend (STPP)



A fantastic 1930's three bedroom family home, which is very conveniently located for Petts Wood station which is only a 0.4 mile walk away with direct links to London Bridge, Victoria, Kings Cross, Cannon Street and London Waterloo and the amenities of Queensway and Station Square, as well as excellent and outstanding local schools including St James RC Primary School. The property has recently been redecorated to offer a well presented residence which offers a spacious through lounge with a dining space to the front, a well presented kitchen, three first floor bedrooms, an insulated and boarded loft and a delightful well kept garden which features a large outhouse. Further benefits include 3/4 vehicle off road parkings, a modern first floor bathroom, central heating and fantastic potential to extend (STPP) with architect drawings already in place. Petts Wood remains an incredibly popular commuter town, with excellent facilities including frequent rail services to Central London and a choice of parks, National Trust woodland and Jubilee Country Park. A viewing is very much recommended.

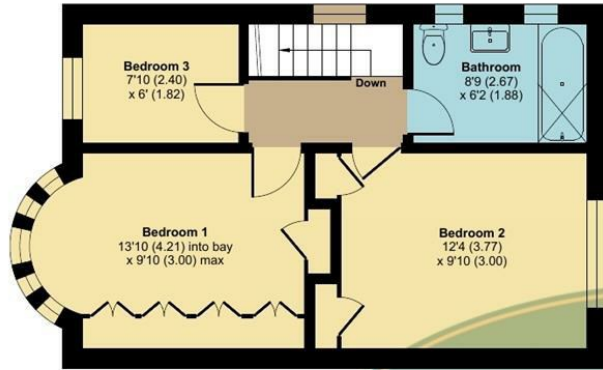
## Viewing

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.

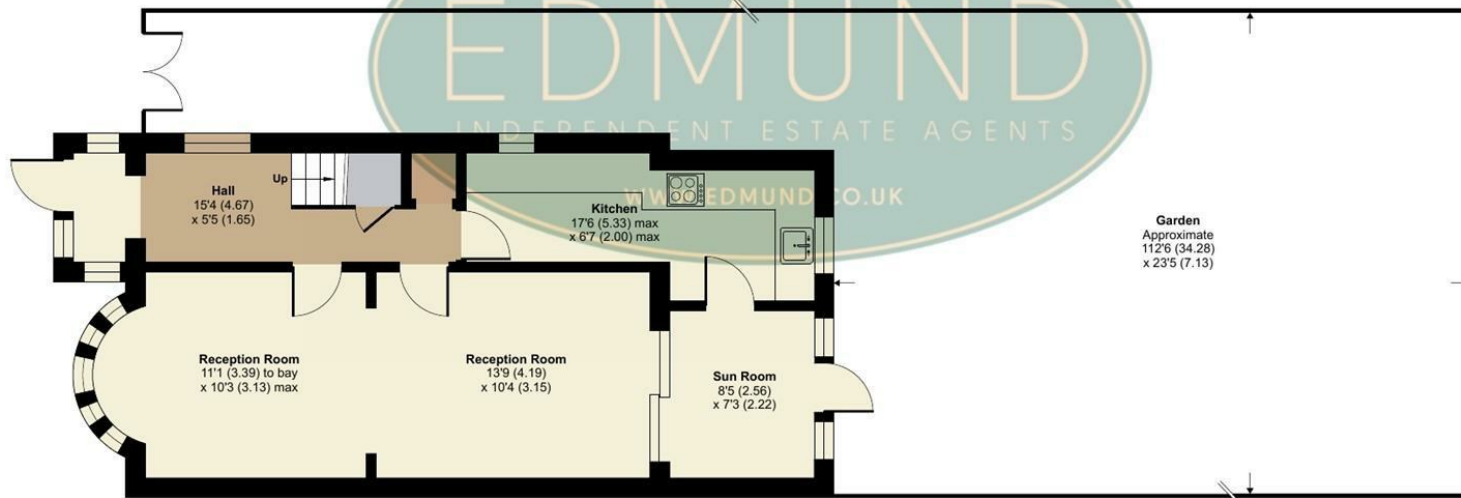
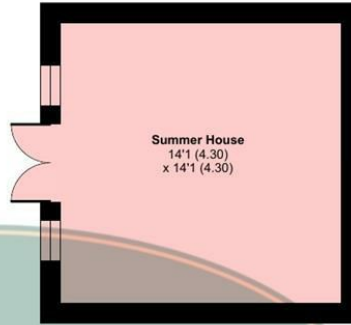


# Frankswood Avenue, Orpington, BR5

Approximate Area = 1001 sq ft / 93 sq m  
 Outbuilding = 199 sq ft / 18.5 sq m  
 Total = 1200 sq ft / 111.5 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: 1405230

**IMPORTANT NOTES:**

- 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.
- 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.
- 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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