



11 The Chenies, Petts Wood East, Kent, BR6 0ED  
£1,500,000



## 11 The Chenies, Petts Wood East, Kent, BR6 0ED

- 'Noel Rees' Detached Home
- Four Bedrooms
- South Facing Garden
- One of Petts Woods Finest Roads
- Garage & Off Street Parking
- Council Tax Band G





This delightful four bedroom detached family home, which is offered to the market for the first time in 40 years; and represents an incredibly rare opportunity to purchase a property in what is arguably Petts Wood's finest road - The Chenies. The property was built by renowned Master builder Noel Rees' and offers a wealth of charm, character and original features whilst being positioned on this magnificent private road. The property has a welcoming large, square entrance hallway with two receptions and a fitted kitchen located to the front and rear. The first floor again has a stunning, large and square landing with 4 well proportioned bedrooms, a family bathroom and separate W.C. The garden is South facing, extending to 120 in length, it benefits from a near total seclusion with an array of beautifully mature tree, shrubs and well stocked borders. Further features of this home include a ground floor W.C., detached garage and off road parking. Set within convenient reach of Petts Wood mainline station, the local shops of Queensway and Station Square, this stunning family home is one not to be missed.

## 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.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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
	51	79

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