



16 Eynsford Close, Petts Wood, Orpington, BR5 1DP
£700,000

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- Newly Refurbished Semi Detached Bungalow
- Extended To Offer 4 Bedrooms
- Modern Kitchen & Bathroom / Utility Room / En Suite To Master
- South Facing Garden & Off Road Parking
- Crofton School Catchment / Close To Petts Wood Station
- Chain Free Sale



Located in this delightful cul-de-sac is this extended, 4 bedroom, semi-detached bungalow, which is set upon a larger than average plot and really must be viewed to fully appreciate the accommodation of offer. The property has recently undergone refurbishment, and is accessed via a spacious hallway which leads to a incredible size master bedroom, complete with an en suite shower room. Further to this there are two more dedicated bedrooms and a separate dining room, which if required, could be utilized as another bedroom. To the rear the property offers a spacious lounge and modern fitted kitchen which features a utility room and combination boiler (2021), with access from the lounge onto a South facing garden which is well presented. The property is set within the catchment for the Outstanding Crofton Schools, Petts Wood Station Square and is offered chain free.

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.





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.
Made with Metropack 6/2024

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	68	78
	EU Directive 2002/91/EC	

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