



12 The Covert, Petts Wood East, Kent, BR6 0BU
£1,300,000

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- Four Spacious Bedrooms
- Two Well Appointed Bathrooms
- Noel Rees Quality Craftsmanship
- Close to Petts Wood Schools and Shops
- Offered with Vacant Possession
- Council Tax Band G



Nestled in the charming area of The Covert, Petts Wood East, this exquisite detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, making it a delightful setting for gatherings with friends and family.

The house has been thoughtfully extended, presenting an opportunity for further enhancement should you wish to tailor it to your personal taste. Built by the reputable Noel Rees, the property boasts quality craftsmanship and attention to detail, ensuring a lasting investment.

One of the standout features of this home is its stunning location. Surrounded by picturesque scenery, it is also conveniently close to local schools, making it an excellent choice for families with children. The property benefits from parking for two vehicles, adding to the convenience of everyday living. The overall plot is well above the average size found in Petts Wood East, providing the potential for a home office/gym, without reducing the enjoyment of the garden.

With vacant possession, you can move in without delay and start enjoying all that this wonderful home has to offer. Whether you are looking for a peaceful retreat or a vibrant family environment, this property in Petts Wood East is sure to impress. Don't miss the chance to make this house your new home.

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.



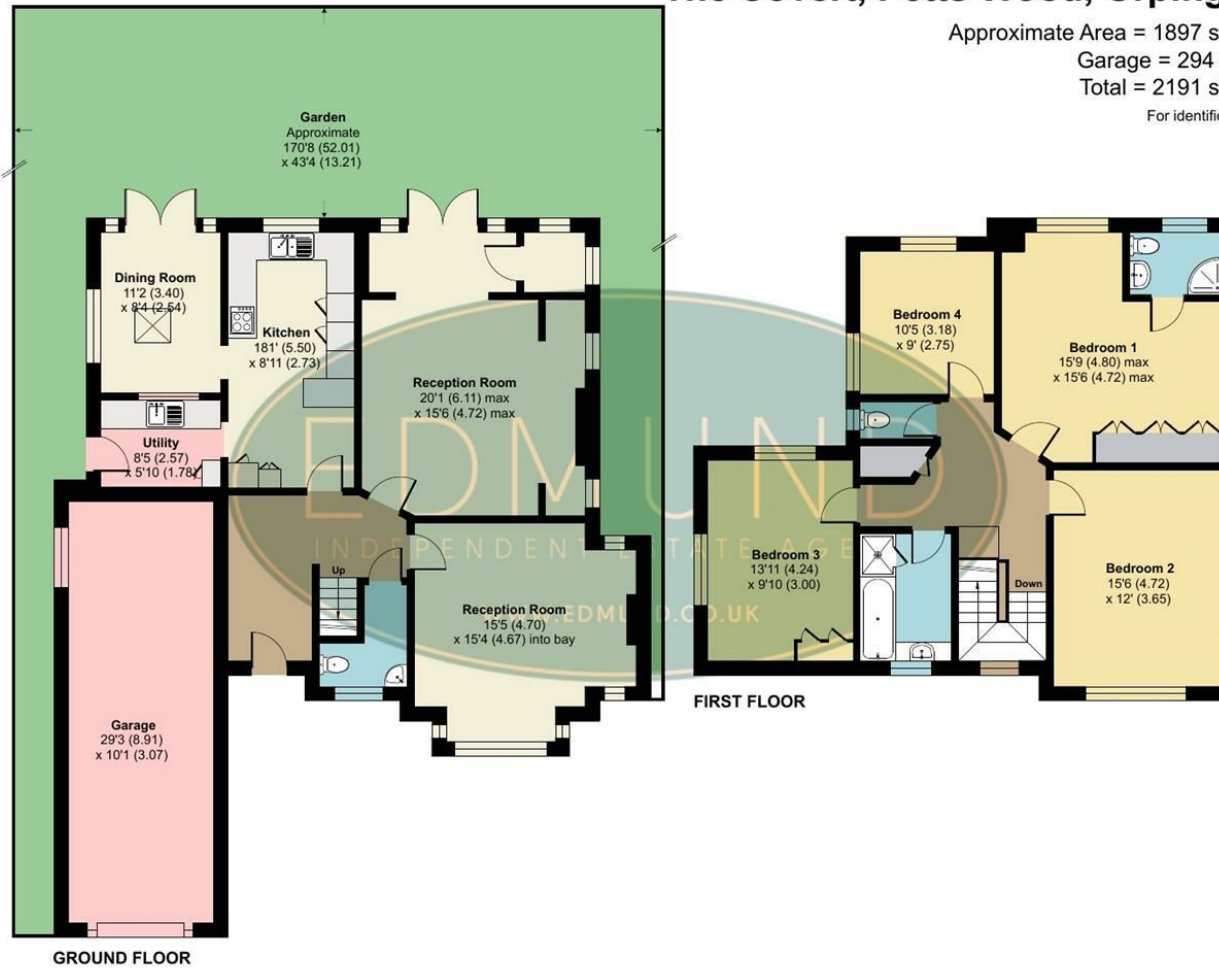
The Covert, Petts Wood, Orpington, BR6

Approximate Area = 1897 sq ft / 176.2 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 2191 sq ft / 203.5 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). © nichecom 2026. Produced for Edmund Estate Agents. REF: 1483754

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	64	70
	EU Directive 2002/91/EC	

01689 819991

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