







**£425,000**

CHAIN FREE!

Eynsford Close is well located for all that Petts Wood has to offer within easy reach of Petts Wood mainline station, local shops, Crofton school, Petts Wood recreation ground and Sparrow Woods extending towards Locksbottom.

The property is in need of modernisation, has two well proportioned bedrooms, kitchen, bathroom, conservatory and a lounge that has been sub-divided to make a second larger bathroom. The property has potential to extend into the loft, subject to the normal planning and building consents.



To the rear is a manageable sized garden and to the front is off street parking. The property is double glazed. Petts Wood station serves several mainline stations including Waterloo, Cannon Street, Victoria, London Bridge and Victoria.



EPC GRAPH TO FOLLOW

Please refer to

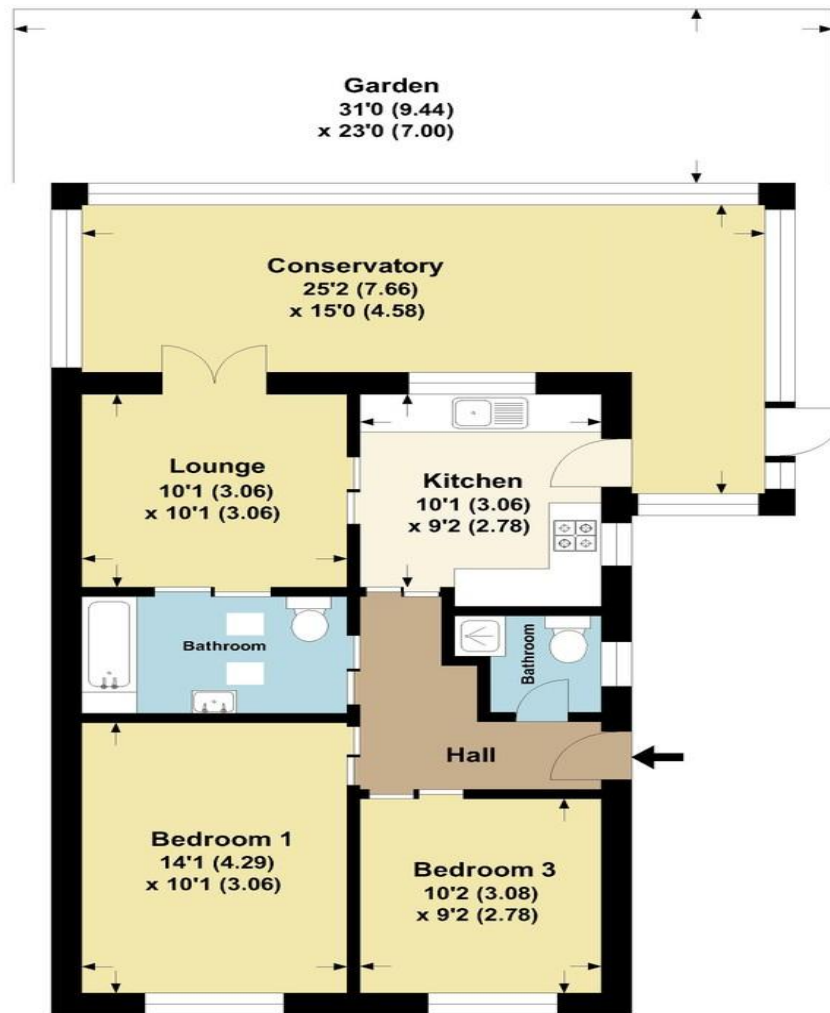
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## Eynsford Close

APPROX. GROSS INTERNAL FLOOR AREA 900.08 SQFT / 83.62 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

