



Petts Wood BR5  
£1,750 Per calendar month

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**Description:**

3/4 bedroom family home ideally located for Crofton Infant & Junior schools is this, with easy access to Petts Wood mainline station and convenient for both Darrick Wood and Ravenswood secondary schools.

Accommodation comprises to the ground floor, extended kitchen/ diner with bespoke fitted kitchen, granite worktops and a full range of integrated appliances, separate lounge, fourth bedroom/study and a downstairs wc. To the first floor are three good sized bedrooms and recently fitted bathroom with separate shower cubicle. Gas central heating and double glazing. Good size garden and garage. Offered unfurnished. Available now. Council Tax band E, EPC rating D.



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**Directions:** From Petts Wood Station Square turn right into Fairway. At the end turn right into Tudor Way, proceed over mini roundabout into Ryecroft Road and at the end right into Shepperton Road.

**Tenure:**

**Council Tax Band:** E

**Local Authority:** Bromley

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**Room Dimensions:**

Lounge	14'1 x 11'5
Kitchen/Diner	19'3 x 15'0 max
Conservatory	10'7 x 9'10
Bedroom Four/Study	7'5 x 7'3
Downstairs Cloakroom	
Stairs to First Floor	
Bedroom One	14'5 x 11'5
Bedroom Two	14'1 x 7'8
Bedroom Three	11'5 x 7'10
Bathroom	10'3 x 7'7
Rear Garden	72' x 55'
Plot Size	0.203 acres



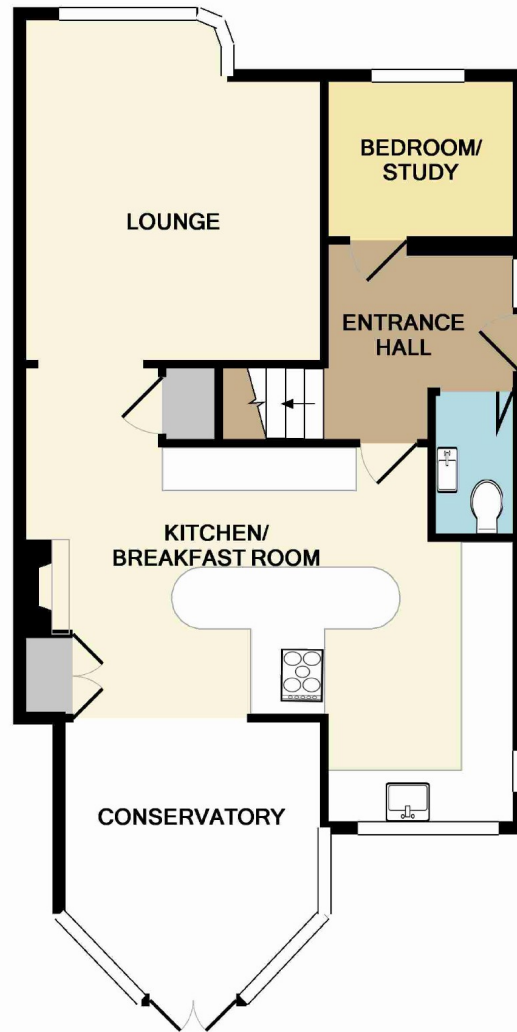
Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

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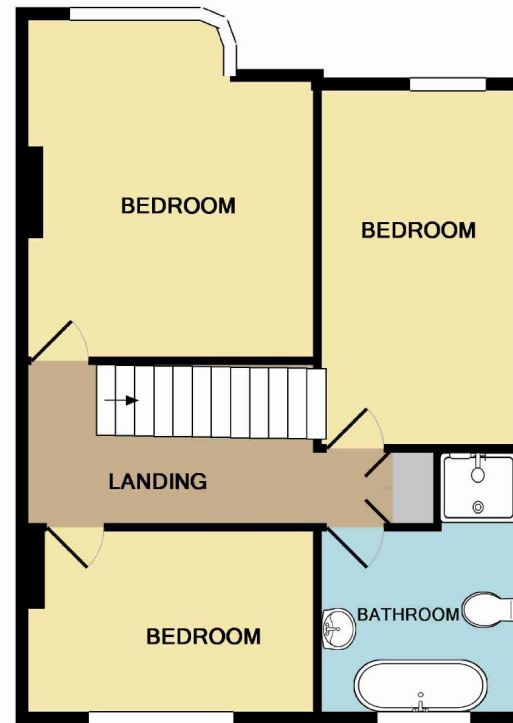
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





GROUND FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1093 SQ.FT. (101.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Lettings**

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**jdm**  
LETTINGS