



Transmere Road, Petts Wood, Kent

Leasehold

£300,000

A two bedroom first floor maisonette, which is being sold with the benefit of an extended 125 year lease (Peppercorn ground rent) and the additional benefit of being chain free. Amongst the property's many features is its approx. 60' West facing garden and close proximity to Petts Wood shops, Station and Crofton Schools, which are all within a short walk. Phone today to view.

Property Features

- First floor maisonette
- Two bedrooms
- Approx 60' West facing garden
- Long lease
- Great location
- Council Tax Band C

Property Description

FRONT

STAIRS LEADING UP TO

HALLWAY

Single radiator, storage cupboards and access to loft.

LOUNGE

14' x 10' 3" (4.27m x 3.12m)

Double glazed windows set in sweeping bay to front. Single radiator plus living flame coal effect gas fire set in featured surround.

KITCHEN

7' 2" x 7' (2.18m x 2.13m)

Double glazed windows to rear. Range of fitted wall and base units with complementing wood effect roll top worksurfaces. Single drainer single bowl sink unit with plumbing for washing machine. Wall mounted Vaillant boiler, space for gas cooker and fridge.

BEDROOM ONE

10' 5" x 10' (3.18m x 3.05m)

Double glazed windows to rear. Single radiator and extensive range of fitted wardrobes.

BEDROOM TWO

9' 7" x 9' 5" (2.92m x 2.87m)

Double glazed windows to front. Single radiator.

BATHROOM

Double glazed windows to side. White three piece suite comprising bath with mixer taps and hand held shower attachment plus separate Triton shower and screen. Pedestal wash hand basin and low level W.C. White ladder radiator and partial tiling to walls.

GARDEN

60' Approx. (18.29m)

The rear garden faces due West and enjoys a high level of seclusion by way of natural foliage. Shed and pedestrian access.



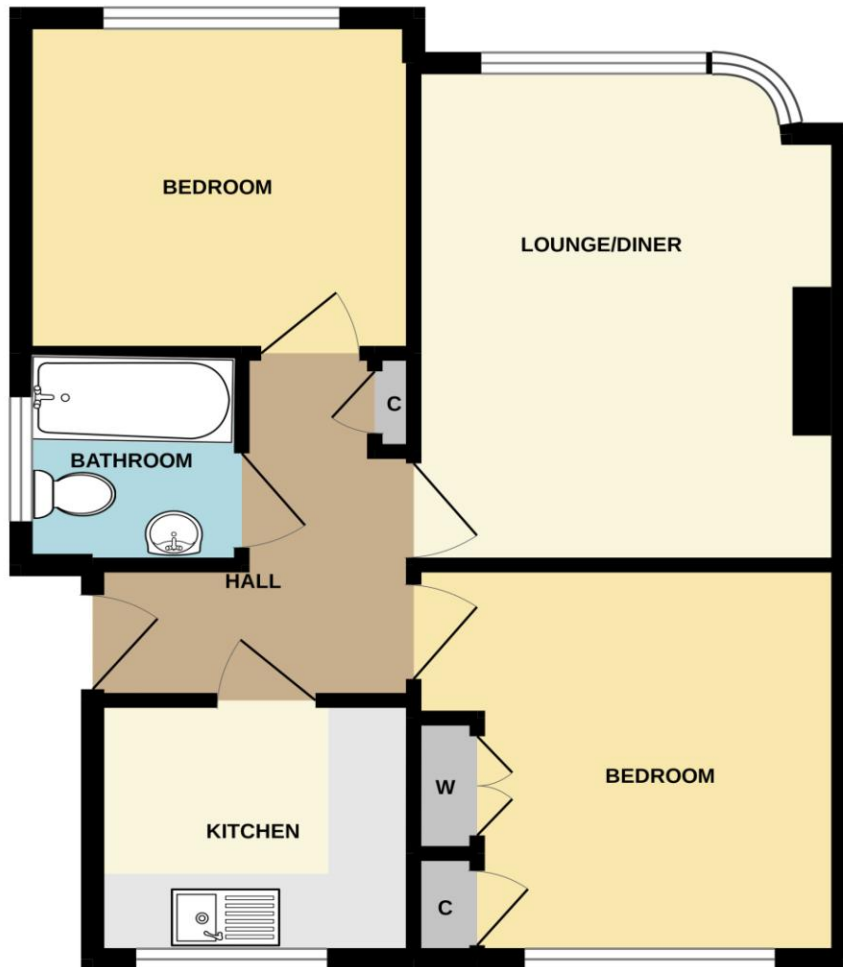
DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Across mini-roundabout into Ryecroft Road and first right into Kenilworth Road. Transmere Close can be found at the end on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		

GROUND 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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Local Authority: London Borough of Bromley

Council Tax Band: Band C

Viewings: Strictly by appointment only



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