



**82 Kingsway, Petts Wood East, Kent, BR5 1PT**

**FREEHOLD**

**ASKING PRICE £1,200,000**

Located in one of Petts Wood Easts most sought after roads, this five bedroom detached family home with it's vacant position requires internal viewing for its charm and character to be fully appreciated. Amongst the property's many features is its 130' near totally secluded rear garden, with a large patio area, ideal for Summer entertaining. Located within 10 minutes walk from Petts Wood shops and station and in the catchment area for sought after Crofton Schools, yet enjoying the quietness and solitude one would expect from a prime road in Petts Wood East. This property is sure to attract much interest and as such your early viewing comes highly recommended.

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	
44	71
England & Wales	
EU Directive 2002/91/EC	

- **DETACHED HOUSE**
- **TWO RECEPTIONS**
- **GARAGE PLUS OFF STREET PARKING**
- **COUNCIL TAX BAND G**
- **FIVE BEDROOMS**
- **19' X15' KITCHEN/DINER**
- **PRIME PETTS WOOD EAST LOCATION**

**DIRECTIONS**

From Petts Wood, Station Square, proceed across Petts Wood Road and right at fork into Towncourt Crescent. First right into Kingsway.

**FRONT**

Indian sand stone driveway with parking for 2 cars leading up to original part glazed hardwood front door with access into:

**HALLWAY**

Victoriana style bubble radiator, plate rail, large under stairs cupboard plus additional storage cupboard and stripped wood floor.

**FRONT RECEPTION 15'3" x 11'5" (4.65 x 3.48)**

Dual aspect with mottled double glazed window to side and double glazed windows set in angle bay to front. Double radiator and an ornate feature fireplace.

**REAR RECEPTION 12'2" x 7'1" (3.71 x 2.16)**

Dual aspect mottled double glazed windows to side and double glazed windows and French doors overlooking the secluded rear garden. Gas fired wood burner set in ornate surrounds.

**KITCHEN/DINER 19'0" x 15'0" (5.79 x 4.57)**

Kitchen area: Double glazed windows and French doors overlooking the secluded rear garden. An extensive range of fitted wall and base units finished in solid pine with complementing wood effect roll top work surfaces. One 1/2 bowl single drainer sink unit with mixer taps and integral Bosch dishwasher. Space for range cooker with range master extractor hood. Integral fridge and separate freezer. Under unit lighting, partial tiling to walls and fully tiled floor.

Dining area: Double glazed windows overlooking the secluded rear garden. Single radiator, large larder cupboard and recess spot lights. Access into:

**UTILITY ROOM 7'8 x 7' (2.34m x 2.13m)**

Base units in white with wood effect laminate tops. Single stainless steel bowl sink with mixer tap. Plumbing for washing machine and dryer. Space for upright fridge / freezer. Recessed lights and courtesy door leading to the garage.

**CLOAKROOM**

Mottled double glazed window to side. White two piece suite comprising low level flush wc, vanity wash hand basin set in its own storage area and a chrome ladder radiator.

**STAIRS TO FIRST FLOOR LANDING**

**FIRST FLOOR LANDING**

Stain glass window to side.

**BEDROOM ONE 15'7" x 12'0" (4.75 x 3.66)**

Double glazed window overlooking the secluded rear garden. Double radiator.

**BEDROOM TWO 15'3" x 15'0" (4.65 x 4.57)**

Double glazed windows set in angle bay to front. Double radiator, an extensive range of fitted wardrobes and drawers.

**BEDROOM FIVE 9'2" x 8'0" (2.79 x 2.44)**

Double glazed window to front. Double radiator.

**BATHROOM**

Mottled double glazed window to rear. A luxury white three piece suite comprising a larger than average bath with mixer taps and hand held shower attachment. Double width walk in shower with chrome drench head and separate hand held shower attachment. Vanity wash hand basin set in its own storage area. Large chrome ladder radiator, partial tiling to walls and recess spot lights.

**SEPARATE WC**

Mottled double glazed window to side. Low level flush wc.

**STAIRS TO SECOND FLOOR LANDING**

**SECOND FLOOR LANDING**

Mottled double glazed window to side.

**BEDROOM THREE 13'0" x 8'7" (3.96 x 2.62)**

Dual aspect with velux windows to front and side. Single radiator.

**BEDROOM FOUR 11'5" x 7'8" (3.48 x 2.34)**

Double glazed windows overlooking the secluded rear garden. Single radiator and access to eves storage space.

**GARDEN 130'0" (39.62)**

Mainly laid to lawn an enjoys near total seclusion by way of natural foliage. The garden is slightly tiered and has a large patio area with outside tap.

**GARAGE**

Double doors. Fitted wall units.



TOTAL FLOOR AREA : 151.1 sq.m. (1626 sq.ft.) approx.  
 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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