

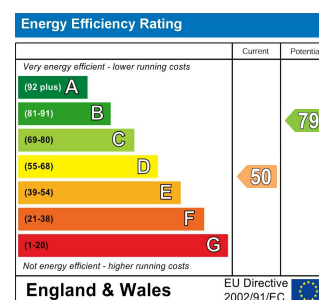


**65 Petts Wood Road, Petts Wood, Kent, BR5 1JU**

**FREEHOLD**

**OFFERS IN EXCESS OF £825,000**

This larger than average 3 bedroom family home, which has already been extended but offers scope for further extension (subject to the usual permissions) is offered on a chain free basis. Amongst the property's many features is the due south facing approx 85' secluded garden and large kitchen / diner. Ideally located for all local facilities, this property is sure to attract much attention and therefore your early viewing is highly recommended.

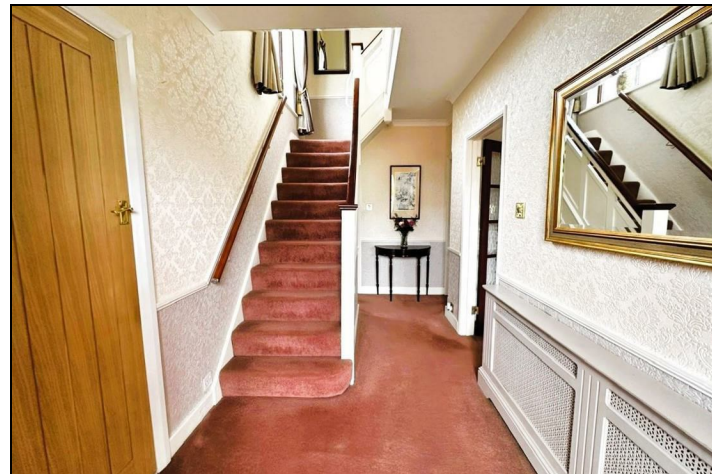


- **SPACIOUS 3 BED FAMILY HOME**

- **SCOPE FOR EXTENSION (SUBJECT TO USUAL PERMISSIONS)**

- **SECLUDED SOUTH FACING REAR GARDEN**

- **COUNCIL TAX BAND F**



**Front Garden**

Lawned and landscaped front garden with driveway parking for 3 cars. Leading up to a part glazed hard wood front door with access to the hallway.

**Hallway**

Radiator with cover and understairs storage.

**Cloak Room**

Mottled leaded light double glazed windows to the rear, low flush WC and vanity wash hand basin set in it's own storage area. Chrome ladder radiator and recessed spotlights.

**Front Reception Room 15'1 x 12' (4.60m x 3.66m)**

Double glazed windows to the front, single radiator and living flame coal effect gas fire set in ornate surrounds.

**Rear Reception Room 15'7 x 11'4 (4.75m x 3.45m)**

Double glazed windows and French doors overlooking the secluded south facing rear garden. Radiator with cover.

**Kitchen / Diner 16'7 x 10'3 @ max points (5.05m x 3.12m @ max points)**

**Kitchen** - Double glazed lead lighted windows over looking the garden. Double radiator. Extensive range of fitted wall and base units finished in a shaker style with complimenting granite effect work surfaces. Single drain and single sink bowl unit with mix taps. Plumbing for integral dishwasher and washing machine. Bosch double oven, induction hob and extractor hood. Recessed spotlights.  
**Diner** - Integral fridge and separate freezer. Space for 4 seater table. Tiled floors and recessed spotlights.

**Master Bedroom 15'2 x 11'4 (4.62m x 3.45m)**

Double glazed windows to the front with single radiator and storage cupboard.

**Bedroom Two 13'9 x 9'6 excluding the fitted wardrobes (4.19m x 2.90m excluding the fitted wardrobes)**

Double glazed window and single radiator. Extensive range of mirror fronted wardrobes.

**Bedroom Three 8'6 x 7'3 (2.59m x 2.21m)**

Double glazed windows to the front and single radiator.

**Bathroom 9'2 x 8'**

Double glazed window and single radiator. Full bathroom with mix tap bath and single radiator. Full bathroom.

**Garden approx 85'**

Due south facing and secluded by way of driveway.

**Garage**

Attached with and access to the driveway.



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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, columns 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 for any prospective purchase. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Neopax C5224