

255 Chislehurst Road, Petts Wood, Kent, BR5 1NS

FREEHOLD

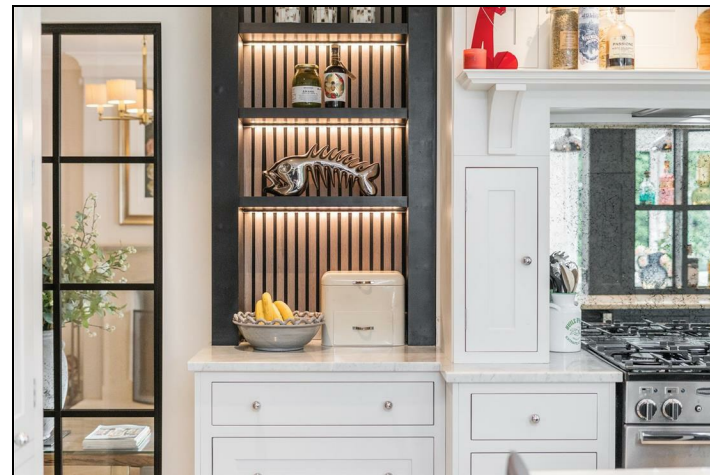
£1,700,000

Offered chain free, is this quite stunning & meticulously designed, elegant family home, which has four bedrooms, two en-suites and three receptions. This luxurious property has been renovated to offer an unparalleled standard of living & amongst it's many features is the master suite, which has been thoughtfully created, to provide a spacious bedroom with acoustic wall paneling, which in turn leads to a fully fitted bespoke dressing room and from this a breath taking four piece en-suite. The property is accessed via double gates leading to the 85' wide drive. The character of the house is stunning, with many original features, whilst sympathetic bespoke interior design has been undertaken. From the entrance, you are drawn to the stunning hallway, with direct access to three separate receptions, including a dual aspect lounge, with media wall, formal dining room & large study. The receptions feature light Oak Herringbone flooring & beautiful handcrafted furniture. Across the rear of the property there is a luxurious bespoke kitchen, with a large central island, Moon Rock Quartz worktops, integrated appliances, a hot tap & a six burner Rangemaster. From the kitchen, there is a dedicated utility room offering full plumbing for both washing machine & dryer, ample storage & a Worcester Bosch boiler. The lovely, secluded garden, facing West with Southerly aspects is accessed via bi-fold doors from the kitchen & French doors from both the Lounge & Dining room. On the first floor, the feature split level landing leads to four bedrooms, including the aforementioned Master suite, in addition to three further bedrooms, with one enjoying the benefit of an en-suite plus access to a beautiful family bathroom. The West Facing garden also enjoys South aspects & benefits from near total seclusion by way of natural foliage. Rarely does a house of this quality come to the market & 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		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

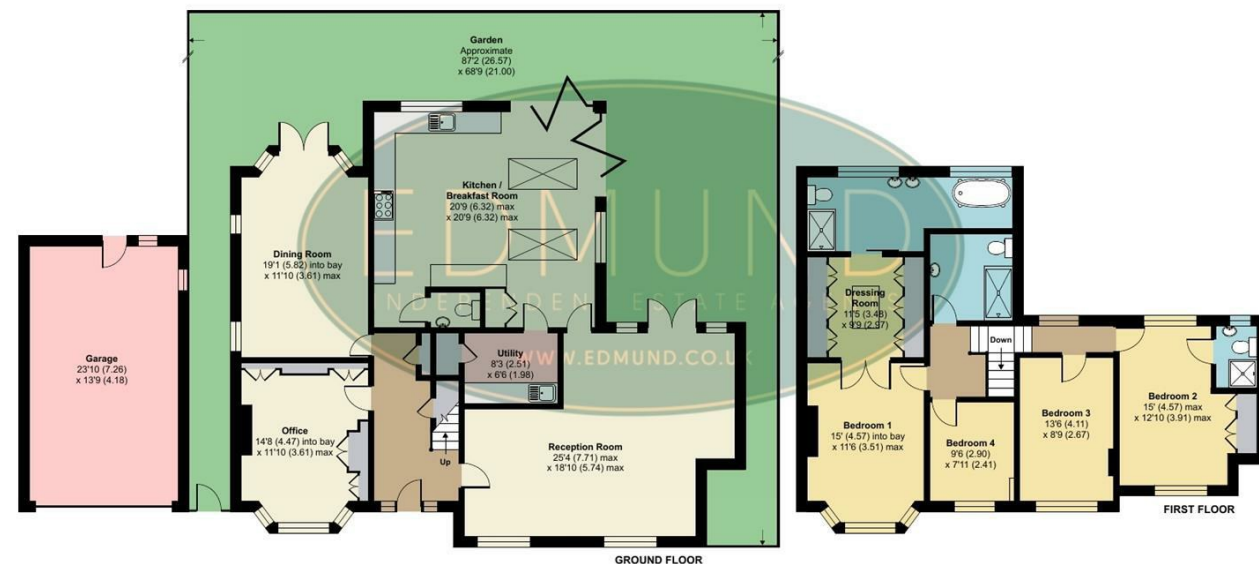
- NO ONWARD CHAIN
- FOUR BEDROOMS, TWO WITH EN-SUITE
- BEAUTIFUL SECLUDED WEST FACING GARDEN

- SIMPLY STUNNING & ELEGANT FAMILY HOME
- BESPOKE KITCHEN WITH MOON ROCK QUARTZ WORKTOPS
- COUNCIL TAX BAND G



Chislehurst Road, Petts Wood, Orpington, BR5

Approximate Area = 2399 sq ft / 222.9 sq m
 Garage = 336 sq ft / 31.2 sq m
 Total = 2735 sq ft / 254.1 sq m
 For identification only - Not to scale



Entrance

Enclosed half-brick storm porch with lighting, slate tile floor and Oak beams.

Hallway

Accessed via a solid wood front door with semi opaque double glazed windows to center of the door and to each side. Stairs to the first floor with a feature carpet runner. Wood paneling. Under stairs cupboard. Light Oak Herringbone flooring. Recessed down lighters. Feature wall mounted radiator.

Lounge Reception

Accessed via a Crittall door. Two double glazed windows to the front. Crittall double doors leading to the garden with windows to either side. Bespoke handcrafted wooden wall unit with storage cupboards and shelving. Light Oak Herringbone flooring. Wall mounted radiator. Recessed down lighters.

Open Plan Kitchen / Dining Room

Double glazed Argon gas windows to the rear and side. Two sets of Argon gas bi-folding double glazed doors leading out to the garden. Two large sky lights. Fully fitted Shaker style kitchen with central island. The kitchen has a range of fitted wall and base units with Moon Rock Quartz surfaces.

Recessed Butler sink with mixer tap, instant hot water tap and separate rinsing tap. Built in Neff dishwasher. Built in Rangemaster Professional six burner gas cooker. Space for large double fridge freezer. Tiled flooring. Space saving radiator. Acoustic paneling. Recessed down lighters. Feature double glazed Argon gas window to next reception room. The island has storage underneath with an integrated wine cooler and seating under.

Dedicated Separate Utility Room

Range of fitted wall and base units with recessed sink and drainer to side. Mixer tap. Wood work surfaces. Space for washing machine and dryer. Storage cupboard housing Worcester Bosch boiler. Recessed spot lights. Tiled flooring. Built in storage cupboard.

Ground Floor W.C.

Two piece suite comprising a wall mounted sink with mixer tap. Low level WC with high button integrated flush. Tiled flooring. Wall mounted heated towel rail. Wall mounted light mirror. Backlit Acoustic panelling.

Dining Room

Double glazed Argon gas bay windows to the rear with double doors to the garden. Light Oak Herringbone flooring. Two double glazed Argon gas windows to the side. Feature fireplace with feature wood burner. Feature wall paneling. Wall mounted radiator.

Study

Accessed by a Crittall glass door. Double glazed Argon gas bay window to the front. Light Oak Herringbone flooring. Space for fireplace which is currently a feature log store. Handmade bespoke wood wall units with multiple storage cupboards and shelving. Wall mounted radiator.

Landing

Double glazed Argon gas window to the rear. Fitted carpet throughout. Loft access. Recessed down lighters.

Master Bedroom with Dressing Room and En-Suite

Double glazed bay fronted Argon gas double glazed windows. Double Crittall doors leading to the dressing room. Fitted carpet. Acoustic panelling. A full range of bespoke hand made wardrobes with a feature central drawer and seat unit with a stone worktop. A feature 4 piece suite. Two sets of Argon gas double glazed windows to the rear. Low level W.C. with high level integrated button flush. Wall mounted double sink with recessed mixer taps. Freestanding Victorian style bath with high rise mixer tap and separate shower attachment. Walk in shower with semi opaque sliding glass door. Recessed thermostatic shower with rain water shower head and shower attachment. Recessed shower storage shelves with dedicated downlighting. Extractor fan. Wall mounted radiator. Wall mounted heated towel rail. Tiled flooring. Recessed down lighting.

Bedroom Two with En-Suite

Double glazed Argon gas windows to the front and rear. Bespoke hand made fitted wardrobes. Fitted carpet. Feature wall paneling. Recessed down lighting. Double glazed Argon gas window to the rear. Three piece suite comprising a walk in shower with glass screens, thermostatic shower, rain water shower head an separate shower attachment. Wall mounted sink with mixer tap. Mostly tiled walls. Tiled flooring. Recessed spot lights. Wall mounted heated towel rail. Extractor fan.

Bedroom Three

Double glazed Argon gas windows to the front. Fitted carpet. Feature decorative fireplace. Wall mounted radiator.

Bedroom Four

Double glazed Argon gas window to the front. Fitted carpet. Wall mounted radiator.

Family Bathroom

Feature main bathroom comprising a three piece suite with a fitted 'P' bath with glass shower screen. Recessed mixer tap. Thermostatic shower with rainwater showerhead. Vanity wash hand basin with raised sink and recessed mixer tap. The vanity unit has a stone counter an splash back. There is a low level W.C. Space saving radiator. Tiled Flooring. Extractor fan. Recessed spotlights. Wall mounted towel rail.

Garden

West facing with high levels of seclusion. Large stone patio to the side. Rear access to detached garage. Side access. Mainly laid lawn with shielding evergreen trees to the rear. Wrap around feature decking. The garden features a wonderful selection of mature trees and stocked borders.

Garage

Detached garage with electric up and over door to the front. Solid wood door to the rear. Double glazed argon gas windows to the rear and side. Automatic light. Power points.

Front approx 85' wide (approx 25.91m wide)

Feature double wooden gates to the front. Off road parking for multiple vehicles via a stone resin driveway. Highly secluded with a vast selection of evergreen and shielding trees and shrubs.