



## Woodhurst Avenue Petts Wood BR5 1AS

**Asking Price £795,000**  
**Freehold**



- Extended Chalet Home
- Versatile Accommodation Offering 4/5 Bedrooms
- Stunning Westerly Aspect Garden
- Excellent Location & Fantastic Schools
- Off Road Parking
- Convenient Access to Petts Wood Station
- Council tax band F





This is a versatile, 4/5 bedroom family home, which has been extended to offer excellent accommodation and is positioned on one of Petts Woods highly sought after roads. The property features a spacious entrance hall, ground floor shower room, a study (bedroom 5), 2 reception rooms and a fitted kitchen which connects to the dining room and conservatory. Off of the kitchen the property has been extended to offer a utility room and also a room which could be utilized as a bedroom, playroom or second home office. On the first floor there is a flowing hallway which leads to three double bedrooms and a large bathroom. To the rear the property features a long and wide garden, it offers a Westerly aspect and has a large entertaining patio. The property is set within reach of Queensway, Petts Wood Station and a number of highly regarded local schools. A viewing to appreciate this property is highly recommended.

### **FRONT**

Driveway parking to front leading up to double glazed front door with access into:

### **HALLWAY**

Radiator and wood flooring.

### **GROUND FLOOR SHOWER ROOM**

Three piece suite comprising walk in shower cubicle with thermostatic shower. Vanity wash hand basin and low level W.C. Wall mounted heated towel rail, tiled walls and vinyl flooring.

### **LOUNGE**

16'3" x 12'1" (4.95 x 3.68)

Double glazed windows to front. Feature open gas fireplace plus radiator. Wood flooring.

### **DINING ROOM**

14'0" x 12'9" (4.27 x 3.89)

Under stairs cupboard. double radiator, wood flooring and double glazed doors leading to the conservatory.

### **CONSERVATORY**

21'9" x 8'7" (6.63 x 2.62)

Double glazed doors leading out to the garden. Radiator and wood flooring.

### **STUDY/BEDROOM FIVE**

12'6" x 7'4" (3.81 x 2.24)

Double glazed bay window to front. Wood flooring and radiator.

### **KITCHEN**

13'6" x 9'11" (4.11 x 3.02)

Double glazed windows to rear. Fitted kitchen with a range of wall and base units with contrasting Quartz work surfaces. Stainless steel sink with mixer taps and drainer to side. Integrated dishwasher, built in oven and combi grill. Four burner gas hob and fitted extractor over. Spot lights and wood flooring.

### **UTILITY ROOM**

8'3" x 7'9" (2.51 x 2.36)

Door to rear leading to the garden. Range of fitted units with roll top work surfaces, space and plumbing for washing machine, radiator and wood flooring.

### **BEDROOM FOUR**

11'8" x 7'11" (3.56 x 2.41)

Double glazed window to front. Wood flooring.

### **STAIRS TO FIRST FLOOR LANDING**

### **FIRST FLOOR LANDING**

Loft hatch, airing cupboard and fitted carpet.

### **BEDROOM ONE**

14'1" x 12'0" (4.29 x 3.66)

Double glazed bay windows to front. Range of built in wardrobes, radiator and fitted carpet.

### **BEDROOM TWO**

12'1" x 10'0" (3.68 x 3.05)

Double glazed windows to rear. Radiator and fitted carpet.

### **BEDROOM THREE**

16'5" x 7'9" (5 x 2.36)

Double glazed windows to rear. Radiator and fitted carpet.

### **BATHROOM**

Double glazed windows to side. Three piece suite comprising a tile enclosed bath with mixer tap, thermostatic shower and glass screen. Pedestal wash hand basin with mixer tap and low level W.C. Wall mounted heated towel rail, spot lights and tiled walls.

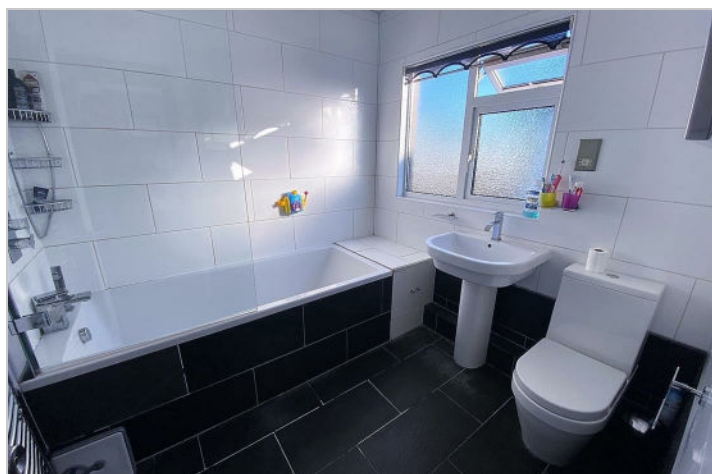
## GARDEN

110'0" (33.53)

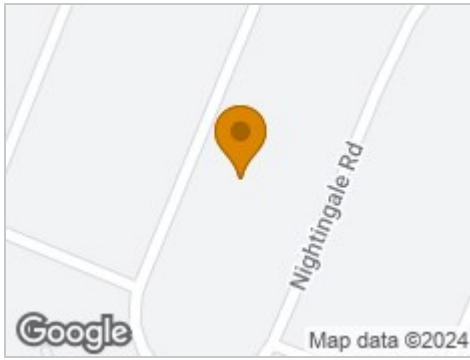
Mainly laid to lawn with a large entertaining patio to the rear of the house.

## DIRECTIONS

From Petts Wood Station proceed along Queensway, then turn left into Woodhurst Avenue.



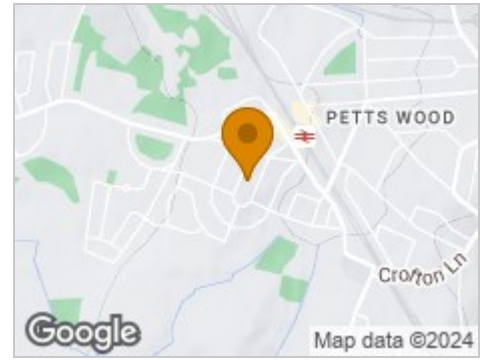
## Road Map



## Hybrid Map



## Terrain Map



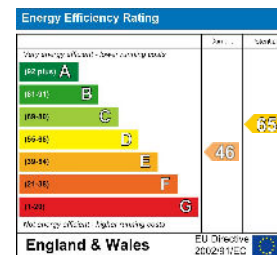
## Floor Plan



## Viewing

Please contact our Petts Wood Office on 01689 819991 or [pettswood@edmund.co.uk](mailto:pettswood@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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