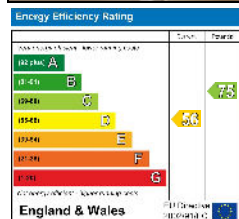




**Rolleston Avenue, Petts Wood, BR5 1AL**  
**FREEHOLD OFFERS IN EXCESS OF £600,000**

A lovely two double bedroom bungalow, located on a wider than average plot and enjoying the benefit of a approx. 90' due South facing garden, which is being sold with no onward chain. Amongst the property's many features is its 13' x 11'5 kitchen/diner with space for a large table and the aforementioned secluded garden. This property is sure to attract much interest and as such your early viewing comes highly recommended.



- Semi detached bungalow
- South facing rear garden
- OSP & detached garage
- Two double bedrooms
- Potential for side extension (STPP)
- Council Tax Band E

#### FRONT

Laid to lawn front garden with block paved driveway parking for 2+ cars plus gated access to garden, leading up to double glazed porch door with access into:

#### PORCH

Double glazed window to side and part glazed hard wood front door with access into:

#### HALLWAY

Single radiator, large storage cupboard, airing cupboard and access to boarded loft.

#### LOUNGE 18'0" x 12'7" (5.49 x 3.84)

Double glazed patio doors overlooking the secluded South facing rear garden. Single radiator and feature electric fireplace.

#### KITCHEN/DINER 13'0" x 11'5" (3.96 x 3.48)

Dual aspect with double glazed windows to side plus double glazed windows and door overlooking the secluded south facing rear garden. Extensive range of fitted wall and base units finished in light oak with complementing marble effect roll top work surfaces. One and half bowl single drainer sink unit with mixer taps, plumbing for washing machine and dishwasher. Integral fridge and separate freezer. Four ring gas hob, electric oven and extractor hood. Worcester Bosch wall mounted boiler, single radiator, tiling to splash backs, under unit lighting and space for a large four seat table.

#### BEDROOM ONE 14'0" x 11'1" (4.27 x 3.38)

Double glazed windows to front. Extensive range of free standing wardrobes and drawers. Single radiator.

#### BEDROOM TWO 12'0" x 9'0" (3.66 x 2.74)

Double glazed windows to front. Single radiator.

#### BATHROOM 8'5" x 7'9" (2.57 x 2.36)

Mottled double glazed windows to side. Three piece suite comprising bath with mixer taps, shower attachment and curtain. Pedestal wash hand basin and low level W.C. Tiled floor and partial tiling to walls. Single radiator and extractor fan.

#### GARDEN 90'0" x 48'0" (27.43 x 14.63)

L-Shaped rear garden, mainly laid to lawn and faces due South. Ample space to the side for potential extension (STPP). Indian sand stone patio area and rear vehicle access.

#### DETACHED GARAGE

#### DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Right at mini-roundabout into Queensway and first left into Lakeswood Road. Immediate left into Crescent Drive, second left into Diameter Road and right at end into Rolleston Avenue.

