



## Greencourt Road Petts Wood BR5 1QN

**£850,000 Freehold**





Set upon this beautiful tree lined road, with a wealth of local architecture is this attractive semi detached chalet home. The property is a larger style of home with excellent potential to extend and improve (STPP). In our opinion this style of chalet house is rarely available, with the accommodation comprising of a welcoming entrance hall, a large open bright lounge to the front, with a spacious dining room and kitchen to the rear. On the first floor there are three bedrooms, a shower room and separate W.C. Further features include a ground floor W.C., detached garage, off road parking and well kept rear garden. This family home, which is offered on a 'chain free' basis

### FRONT

Laid to lawn front garden with a paved driveway leading up to:

### PORCH

Fully enclosed double glazed porch with original quarry tile flooring and carpet tiles. Wooden front door leading into:

### HALLWAY

Wood flooring and radiator.

### WC

Window to side. Low level WC and wood flooring.

### KITCHEN

16'5" x 7'8" (5 x 2.34)

Double glazed window to side plus door to the side for side access and window to rear.. Range of fitted wall and base units with roll top work surfaces. Space and plumbing for washing machine and space for a cooker. Inset 1 1/2 bowl sink unit with mixer tap and drainer to side. Double radiator, wall mounted boiler and separate utility room with some cupboards and space for fridge/freezer.

### DINING ROOM

16'6" x 12'0" (5.03 x 3.66)

Double glazed doors to the rear with double glazed windows either side. Feature fireplace plus double radiator. Large under stairs storage cupboard housing meters and fitted carpet.

### LOUNGE

20'2" x 16'8" (6.15 x 5.08)

Double glazed bay window and second window to

front. Double and single radiators plus a feature brick fireplace with stone hearth.

## STAIRS TO FIRST FLOOR LANDING

### LANDING

Loft hatch, radiator and fitted carpet.

### BEDROOM ONE

16'8" x 12'3" (5.08 x 3.73)

Double glazed bay window to front. Set off built in wardrobes and fitted dresser. Cupboard housing water tank and a cupboard accessing eaves storage space. Fitted carpet.

### BEDROOM TWO

13'9" x 9'1" (4.19 x 2.77)

Double glazed window to rear. Built in cupboard and draws. Radiator and fitted carpet.

### BEDROOM THREE

10'10" x 10'7" (3.3 x 3.23)

Double glazed window to rear. Radiator and fitted carpet.

### SHOWER ROOM

Double glazed window to side. Two piece suite comprising a double shower cubicle with sliding glass door and wall mounted thermostatic shower. Pedestal wash hand basin with mixer taps. Part tiled walls, radiator and fitted carpet.

### SEPARATE WC

Double glazed window to side. Low level WC and fitted carpet.

### GARDEN

55'0" (16.76)

Mainly laid to lawn with a paved patio to rear and shielding trees to side and rear. Glass greenhouse and side access.

### GARAGE



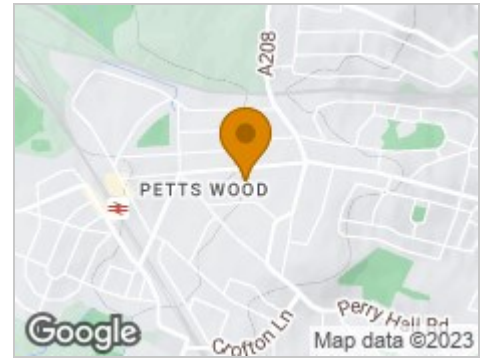
## Road Map



## Hybrid Map



## Terrain Map



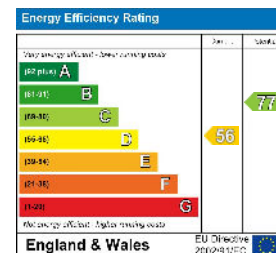
## Floor Plan



## 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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