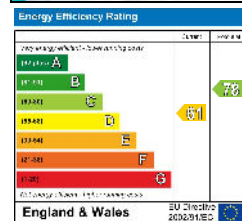


**Chislehurst Road, Petts Wood, BR5 1NT**

**FREEHOLD**

**ASKING PRICE £1,275,000**

A quite stunning four bedroom detached family 'Noel Rees' built property, which has been considerably extended and improved by the current owners and offers superb accommodation throughout. Amongst the property's many features is its 35'3 x 21'8 kitchen/diner which offers private views over the approx 150' rear garden. This property is sure to attract much interest and as such your early viewing comes highly recommended.



- 'Noel Rees' Built Detached House

- 35'3 x 21'8 Kitchen/Diner

- Ensuite to Master

- Four Bedrooms, Two Receptions

- Extended & Improved

- Council Tax Band G

#### FRONT

Large lawn front garden with block paved driveway parking for 7+ cars leading up to an exposed storm porch with access via original hardwood front door into;

#### HALLWAY 18'2 x 8'1 (5.54m x 2.46m)

Leaded light double glazed mottled window to side. Original parquet flooring, plate rail and single radiator.

#### RECEPTION ONE 16'2 x 13'5 (4.93m x 4.09m)

Dual aspect with leaded light double glazed windows to side plus leaded light double glazed windows set in angle bay to front. Original window seating and original Claygate fireplace (operational) plus two double radiators.

#### RECEPTION TWO 20'3 x 15'10 (6.17m x 4.83m)

Leaded light double glazed windows set in square bay to front. Original Claygate Inglenook fireplace (operational) plus two double radiators.

#### KITCHEN/DINER 35'3 x 21'8 @ max points (10.74m x 6.60m @ max points)

Triple aspect with leaded light double glazed windows to side, leaded light double glazed window, Velux window and double width door overlooking the secluded rear garden. Extensive range of fitted wall and base units finished in light oak with complementing solid granite work surfaces. One and a half bowl single drainer stainless steel undercut sink unit with mixer taps and plumbing for integral dishwasher. Five ring Neff gas hob and extractor. Stainless steel Neff double oven. under unit lighting and vaulted ceiling. Space for large American fridge freezer and large table. Peninsular breakfast bar with seating for four people. Double radiator and fully tiled floor. Original large walk in cupboard with access to the garage. Fitted wall and base units for storage. Tiled floor and partial tiling to walls.

#### UTILITY ROOM 10' x 4'9 (3.05m x 1.45m)

Mottled leaded light double glazed windows to side. Vanity wash hand basin set in its own storage area and low flush WC. Fitted cupboards, plumbing for washing machine and tumble dryer. Modern radiator, wood effect flooring and partial tiling to walls.

#### STAIRS TO FIRST FLOOR

#### LANDING

Mottled leaded light double glazed window to side. Large storage cupboard, airing cupboard and access to loft.

#### BEDROOM ONE 16' x 15' (4.88m x 4.57m)

Dual aspect with leaded light double glazed windows overlooking the secluded rear garden. Single radiator and recess spot lights.

#### ENSUITE

Mottled leaded light double glazed window to side. Luxury white three piece suite comprising bath with mixer taps, separate shower attachment and glass screen. Vanity wash hand basin and low flush WC. Double radiator and fully tiled walls.

#### BEDROOM TWO 15'5 x 13'1 (4.70m x 3.99m)

Leaded light double glazed windows to side. Fitted wardrobes, single radiator and wood effect flooring.

#### BEDROOM THREE 14'5 x 13' (4.39m x 3.96m)

Dual aspect with leaded light double glazed windows to side and leaded light double glazed windows to front. Double radiator.

#### BEDROOM FOUR 10'5 x 8'2 (3.18m x 2.49m)

Leaded light double glazed windows set in square bay to front. Single radiator.

#### BATHROOM

Mottled leaded light double glazed windows to side. Double width walk in shower, pedestal wash hand basin and low level WC. Double radiator, fully tiled walls and flooring.

#### GARDEN 150' approx (45.72m approx)

Mainly laid to lawn with large patio area and enjoys near total seclusion by way of natural foliage. Loggia, side access and shed.

#### ATTACHED GARAGE

Up and over door. Wider than average garage with courtesy door to garden. Large storage area to eaves.

#### DIRECTIONS

From Petts Wood, Station Square, proceed up Petts Wood Road and right at roundabout into Chislehurst Road.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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