



Merton Gardens Petts Wood BR5 1DA

Asking Price £825,000
Freehold



- **Detached Bungalow**
- **Three bedrooms**
- **Two Reception Rooms**
- **Sought After Location**
- **Offered Chain Free**
- **Council Tax Band F**



A rarely available three bedroom detached bungalow, located in one of Petts Wood's most sought after roads and offered with the benefit of vacant possession. Amongst the property's many features is its 19'4 x 14'5 master reception room and stunning 60' square West facing garden, which enjoys near total seclusion by way of natural foliage. Situated a short walk from Petts Wood shops and station, this property is sure to attract much interest and as such your early viewing comes highly recommended.

FRONT

Lawn front garden which is stocked with an array of mature shrubs & borders and over looks the pleasant green. There is driveway parking for 2+ cars, which leads up to double glazed porch door with access into:

PORCH

16'9 x 6'4 (5.11m x 1.93m)

Double glazed windows to front. Double radiator and laminate wood flooring. Space for table and chairs. Part glazed security front door with access into;

HALLWAY

Double radiator, understairs storage area with cupboard, fitted cloaks cupboard and laminate wood flooring. Door leading into:

RECEPTION ROOM ONE

19'4 x 14'5 (5.89m x 4.39m)

Double glazed windows set in sweeping bay to front. One double radiator and one single radiator plus living flame coal effect gas fire set in ornate surround and set on marble hearth.

RECEPTION ROOM TWO

12' x 9' (3.66m x 2.74m)

Double glazed French doors leading into the conservatory. Double radiator and laminate wood flooring.

CONSERVATORY

12' 8 x 9'4 (3.66m 2.44m x 2.84m)

Double glazed and has views over the stunning West facing extremely secluded rear garden. Double glazed French doors leading onto the garden. Two double radiators and laminate wood flooring.

KITCHEN

12'1 x 10' (3.68m x 3.05m)

Dual aspect with mottled double glazed door to side and double glazed windows overlooking the secluded West facing rear garden. Extensive range of fitted wall and base units finished in light oak with complementing granite effect roll top work surfaces. One and a half bowl single drainer sink unit with plumbing for washing machine and dishwasher. Four ring gas hob, electric oven and extractor hood. Space for upright fridge freezer, double radiator, recess spot lights, tiling to walls and wood effect flooring.

BATHROOM

9'7 x 6'9 (2.92m x 2.06m)

Mottled double glazed windows to side. Luxury white four piece suite comprising bath with mixer taps and hand held shower attachment. Walk in shower cubicle, pedestal wash hand basin and low level WC. Cupboard housing Worcester Bosch boiler. Single radiator and partial tiling to walls.

BEDROOM TWO

15'9 x 9'6 (4.80m x 2.90m)

Double glazed windows overlooking the secluded rear garden. Single radiator and laminate wood flooring.

BEDROOM THREE

12'7 x 10'8 (3.84m x 3.25m)

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

STAIRS TO FIRST FLOOR LANDING

LANDING

Original wood flooring.

BEDROOM ONE

19' x 9'8 at max points (5.79m x 2.95m at max points)

Double glazed windows overlooking the secluded West facing rear garden with far reaching views. Double radiator, eves storage space and solid wood floor.

SHOWER ROOM

11'6 x 5' (3.51m x 1.52m)

Velux window. Luxury three piece suite comprising walk in shower cubicle, vanity sink and low level WC. Chrome ladder radiator, storage cupboards plus eves storage access. Tiling to walls and floor.

GARDEN

60' x 60' approx (18.29m x 18.29m approx)

Mainly laid to lawn with two separate patio areas. The garden enjoys near total seclusion by way of natural foliage. Detached shed, side access and outside tap.

GARAGE

23' x 8'1 (7.01m x 2.46m)

Up and over door plus courtesy door to garden. The garage has its own power supply and lighting, which we understand was rewired in 2020.

DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Right at mini-roundabout into Queensway and continue straight across at bend into Crest View Drive. Second right is Merton Gardens.



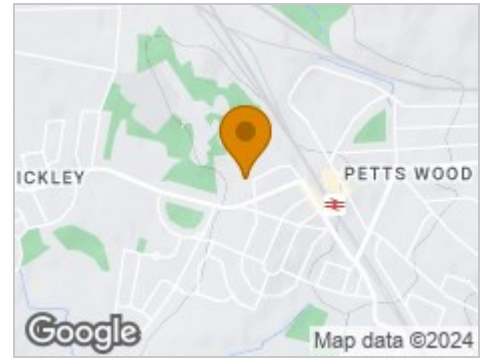
Road Map



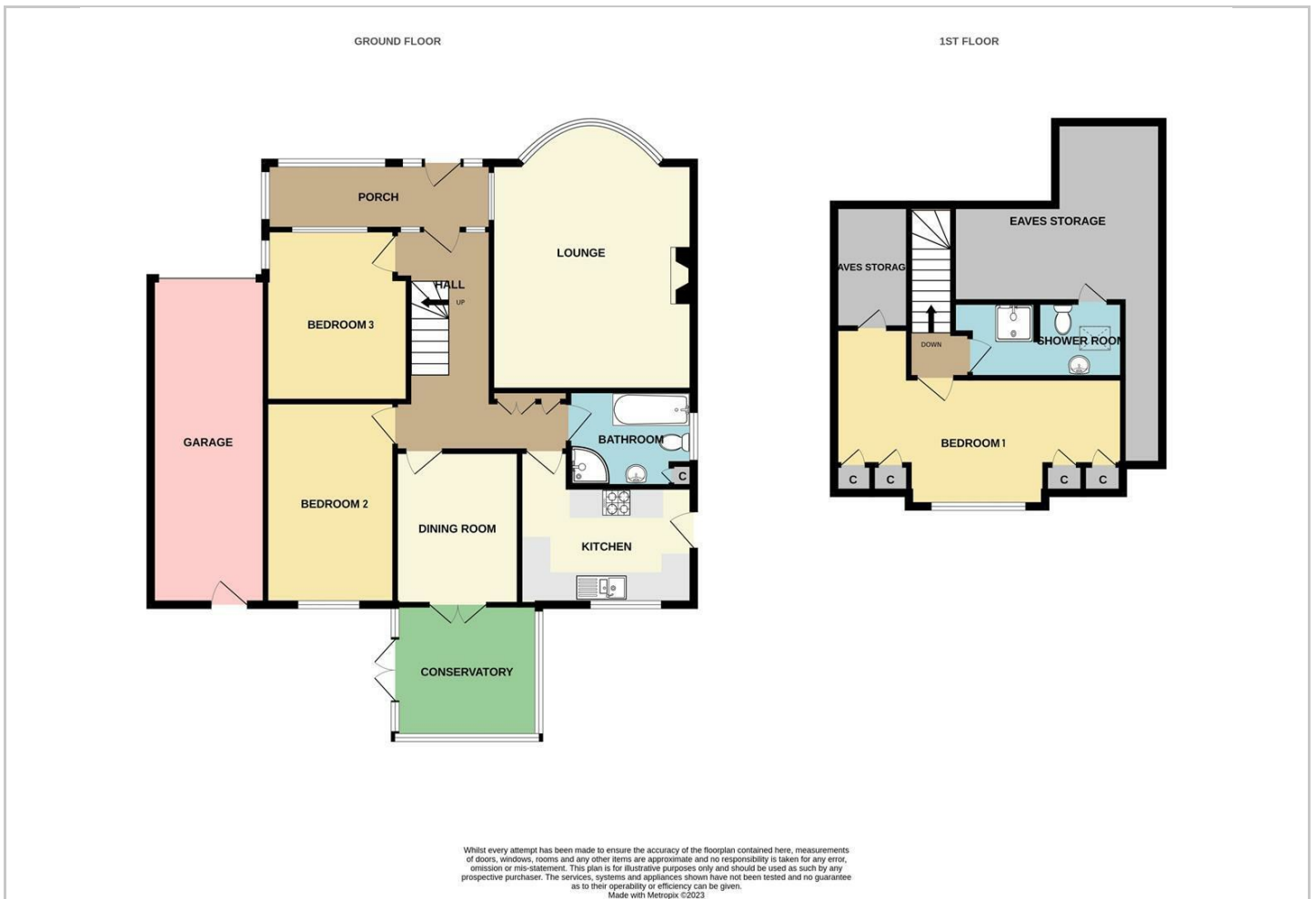
Hybrid Map



Terrain Map



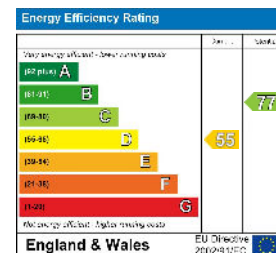
Floor Plan



Viewing

Please contact our Petts Wood Office on 01689 819991 or 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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