



## Eastbury Road, Petts Wood East, BR5 1JW

**FREEHOLD**

**ASKING PRICE £695,000**

CHAIN FREE. Located upon this delightful cul-de-sac, within the catchment of Crofton School, is this beautifully presented, three bed family home. The house is approached via a large driveway and on the ground floor comprises a welcoming entrance hallway, a bay fronted lounge with feature fireplace and to the rear a beautiful, open plan, kitchen/breakfast room. On the first floor there are three bedrooms, all benefitting from built in storage, and then a delightful family bathroom which features a fantastic 4 piece suite. To the rear, the garden is highly secluded and is just a joy to behold with so many telling features such as the large, entertaining patio and beautifully presented borders but to name a few. Further features of this home include a garage, side access and a handy ground floor W.C. A viewing is very highly recommended as this property can be found within convenient distance of Petts Wood mainline station, as well as a host of excellent local shops, cafes and eateries.



- **Delightful Semi Detached House**
- **High Secluded Garden**
- **Catchment for Crofton Schools**

- **Three Bedrooms**
- **Garage plus Off Street Parking**
- **Council Tax Band E**

#### **GARAGE**

Double doors to front plus door to side. Power and light.

#### **DIRECTIONS**

From Petts Wood, Station Square, proceed down Fairway and across Tudor Way into St Johns Road. First right is Beaumont Road and first left is Eastbury Road

#### **FRONT**

Large blocked paved driveway providing off street parking for multiple vehicles leading up to;

#### **ENCLOSED PORCH**

Fully enclosed porch with double glazed door and windows. Shelf storage and tiled flooring.

#### **HALLWAY**

Double glazed window to side. Under stairs storage cupboard and engineered wood flooring.

#### **GROUND FLOOR WC**

Two piece suite comprising corner wash hand basin with mixer tap and low level WC. Towel rail, splash back tiling, wall mounted heated towel rail, extractor fan and engineered wood flooring.

#### **LOUNGE 12'9 x 11'1 (3.89m x 3.38m)**

Double glazed window to front. Feature open gas fireplace with granite hearth and granite mantle piece. Double radiator and engineered wood flooring.

#### **KITCHEN/BREAKFAST ROOM 22'11 x 15'5 (6.99m x 4.70m)**

Double glazed doors to the rear leading out to the garden plus double glazed windows to rear and side with feature plantation blinds. Feature country style fitted kitchen with a range of wall and base units. Recessed stainless steel sink with mixer tap. Granite work surfaces with granite drainer. Space for double Range Master oven and gas burner hob with a extractor over. Feature breakfast bar with cupboard storage underneath. Built in Range Master dishwasher, built in wooden storage cupboard with concealed fridge freezer. Two double radiators and tiled flooring.

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

#### **LANDING**

Double glazed windows to side. Loft hatch with ladder and fitted carpet.

#### **BEDROOM ONE 13' max points x 10'4 (3.96m max points x 3.15m)**

Double glazed bay window to front. Built in wardrobe with mirrored door front. Double radiator and fitted carpet.

#### **BEDROOM TWO 12'4 x 10' (3.76m x 3.05m)**

Double glazed window to rear with fitted plantation shutters. Built in storage cupboard and double radiator.

#### **BEDROOM THREE 9'11 x 6' (3.02m x 1.83m)**

Double glazed double aspect window to front. Built in storage cupboard, double radiator and fitted carpet.

#### **BATHROOM**

Double glazed window to side. Four piece bathroom suite comprising a claw bath with mixer tap and shower attachment. Walk in shower cubicle with sliding glass doors and thermostatic shower. Pedestal wash hand basin with mixer tap and a low level WC. Half tiled walls, tiled flooring, extractor and wall mounted heated towel rail.

#### **GARDEN 40' approx (12.19m approx)**

A very secluded and stunningly maintained garden featuring a large stone patio and lawn. There are well stocked borders and a patio seating arrangement to the rear. Two outside taps and side gate access.

