



Petts Wood Road Petts Wood East BR5 1LF

Asking Price £1,025,000
Freehold



- Detached House
- Four Bedrooms
- Family Bathroom plus Ensuite to Master
- Scope to Further Extend (STPP)
- Ideal Location
- Approx 100' Garden
- Council Tax Band G



FRONT

Block paved driveway parking to front leading up to original hardwood front door with access into;

HALLWAY

Storage cupboard, double radiator and wood effect flooring.

RECEPTION ROOM ONE

17' x 13'7 (5.18m x 4.14m)

Dual aspect with leaded light double glazed windows to side and front with window seat. Log burner set in ornate surround and original oak flooring.

CLOAKROOM

Low level WC and radiator.

RECEPTION TWO

25'8 x 13'5 max points (7.82m x 4.09m max points)

L-shaped reception room which is double aspect with mottled leaded light double glazed windows to side plus double glazed windows and French door leading to the secluded rear garden. Two double radiators and one single radiator. Wood effect flooring.

KITCHEN/DINER

17' x 11'5 (5.18m x 3.48m)

Double glazed windows overlooking the secluded rear garden plus door leading out to a storage room. Extensive range of fitted wall and base units with single drainer single bowl sink unit with mixer taps and plumbing for washing machine and dishwasher. Breakfast bar with Neff four ring hob. Electric double oven and space for upright fridge freezer. Double radiator, additional boiler and quarry tiled flooring.

UTILITY AREA

15'3 x 8'3 (4.65m x 2.51m)

Window and door leading to garden and side alleyway.

STAIRS TO FIRST FLOOR

LANDING

BEDROOM ONE

19'7 x 9'1 (5.97m x 2.77m)

Dual aspect with double glazed windows to front plus window to side. Extensive range of fitted wardrobes and two single radiators.

ENSUITE

Mottled double glazed window to rear. Five piece suite comprising walk in shower cubicle, two separate vanity wash hand basins set in storage area, bidet and low level WC. Tiling to walls.

BEDROOM TWO

16'8 x 13'2 (5.08m x 4.01m)

Double glazed windows to front set in angle bay plus additional leaded light double glazed windows to side. Double radiator.

BEDROOM THREE

15'8 x 12'6 (4.78m x 3.81m)

Double glazed windows set in angle bay to rear. Double radiator.

BEDROOM FOUR

9' x 7'7 (2.74m x 2.31m)

Leaded light double glazed windows to front. Single radiator.

BATHROOM

Mottled double glazed window to rear. Three piece suite comprising bath with mixer taps plus separate Triton shower and curtain. Vanity wash hand basin set in its own storage area and low level WC.

GARDEN

100' approx (30.48m approx)

Mainly laid to lawn secluded rear garden with two separate patio areas, summer house and a greenhouse.

GARAGE

17'1 x 9'1 (5.21m x 2.77m)

Ornate door to front plus courtesy door to garden. Baxi wall mounted boiler.

DIRECTIONS

From Petts Wood, Station Square BR5 1NA, proceed up Petts Wood Road.



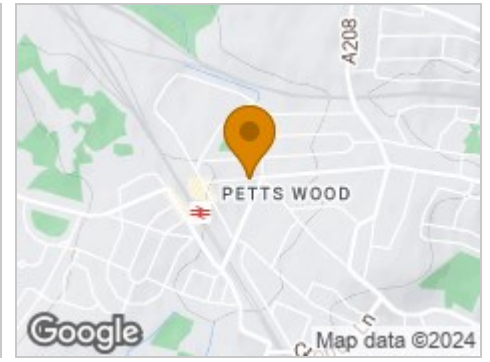
Road Map



Hybrid Map



Terrain Map



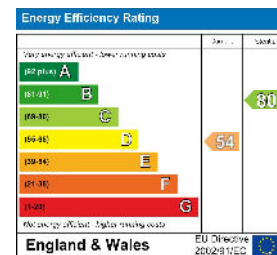
Floor Plan



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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