

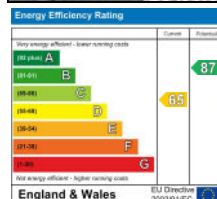


## Merton Gardens, Petts Wood, BR5 1DA

**FREEHOLD**

**£675,000**

A delightful, 3 bedroom, semi-detached family home which is set within this popular cul-de-sac location; close to the local shops on Queensway, Petts Wood Mainline Station and a selection of highly sought after local schools, including Southborough Primary and St. James RC. The property has undergone a list of refurbishment works recently, and is presented in excellent order; ready to move straight into. The ground floor has a well presented entrance hallway, a warm and welcoming lounge and an open plan kitchen/breakfast room across the back. On the first floor there are three bedroom and a modern, 4 piece, family bathroom. Externally the rear garden has a newly installed entertaining patio, side access via double gates and a summerhouse located at the end; currently arranged as a workshop and storage room. The garden offers a Southerly aspect, benefitting from high levels of sun. This excellent family home, which has excellent potential to extend (STPP) is ready to view now.



- Recently Refurbished
- Semi Detached House
- Potential to Extend (STPP)

- Three bedroom
- Garden with Summerhouse
- Council Tax Band E

### SUMMER HOUSE 23' x 13'2 (7.01m x 4.01m)

Currently arranged into two separate sections. The right side is set up as a workshop and to the left side it is being used as a garden store.

### 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.

### FRONT

Laid to lawn and driveway parking leading up to:

### PORCH

Covered porch with quarry tiled flooring and a double glazed composite front door with access into;

### HALLWAY

Double glazed window to side. Understairs storage cupboard, radiator, laminate flooring and spot lights.

### LOUNGE 13'7 x 10'3 (4.14m x 3.12m)

Double glazed bay window to front. feature fireplace opening with exposed brick. Radiator and laminate flooring.

### KITCHEN/BREAKFAST ROOM 15'10 x 13'7 (4.83m x 4.14m)

Double glazed French doors to rear plus double glazed windows to rear and a double glazed door to side. Fitted kitchen with a range of high gloss wall and base units with complementing wood style work surfaces. Stainless steel sink with mixer tap and drainer to side. Space and plumbing for washing machine. Built in AEG oven with a AEG induction hob and fitted extractor fan over with a stainless steel splash back. Space for fridge freezer. Double radiator, part tiled walls, laminate flooring and spot lights.

### STAIRS LEADIGN TO FIRST FLOOR

### LANDING

Double glazed window to side. Loft hatch, fitted carpet and spot lights.

### BEDROOM ONE 14'2 into bay x 9'5 into wardrobe (4.32m into bay x 2.87m into wardrobe)

Double glazed bay window to front. Range of built in wardrobe units with sliding glass front doors. Built in airing cupboard, radiator and fitted carpet.

### BEDROOM TWO 12'2 x 10' (3.71m x 3.05m)

Double glazed window to rear. Two built in storage cupboards, radiator and fitted carpet.

### BEDROOM THREE 7'9 x 6' (2.36m x 1.83m)

Double glazed window to front. Radiator and fitted carpet.

### BATHROOM

Double glazed double aspect windows to side and rear. Four piece suite comprising panel enclosed bath with mixer taps, corner shower cubicle with glass door and wall mounted thermostatic shower with rainwater shower head and separate attachment. Pedestal wash hand basin with mixer tap and splash back tiling. Low level WC and extractor fan. Half tiled walls and spotlights.

### GARDEN 65' approx (19.81m approx)

Southerly aspect garden with a recently installed entertaining patio. The garden is mainly laid to lawn with stock borders. To the rear is a decked seating area and access to a summer house. There is also a wide side entrance access via double gates and an outside tap.

