

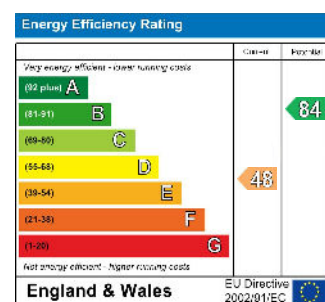


**9 Maple Close, Petts Wood, Kent, BR5 1LP**

**FREEHOLD**

**£850,000**

NO CHAIN. This larger than average 3 bedroom detached home is located at the end of a quiet cul-de-sac and offers tremendous potential to extend (subject to the usual permissions). Located within the Crofton catchment area and within a short walk to the Petts Wood shops and station. Amongst this property's many features is a large double garage and stunning secluded south facing rear garden. This property is sure to attract much interest and as such your early viewing comes highly recommended.



- NO CHAIN
- SECLUDED SOUTH FACING REAR GARDEN
- DOUBLE GARAGE
- QUIET CUL-DE-SAC
- POTENTIAL TO EXTEND
- COUNCIL TAX BAND F



Block paved driveway with parking leading to a glazed access door to the porch which is tiled. Part glazed security door with access to the hallway with a double radiator and an understairs storage cupboard. There is a downstairs cloakroom with a low flush WC and double glazed windows to the side.

**Reception Room 29'7 x 12' (9.02m x 3.66m)**

Triple aspect with double glazed windows to the front and the side. Double glazed sliding doors overlooking the secluded south facing rear garden. One double and one single radiator. Ornate fire surround.

**Kitchen 11'7 x 9'1 (3.53m x 2.77m)**

Dual aspect with double glazed windows to the side and double glazed door leading to the secluded south facing rear garden. A range of fitted wall and base units finished in light oak with complimenting roll top work surfaces. One and a half bowl sink and drain unit with mixer tap and plumbing for a washing machine. Four ring gas hob with extractor hood. Electric oven. Recessed spotlights.

**1st Floor Landing**

Double glazed window to the side with an airing cupboard and access to the loft.

**Master Bedroom 15'7 x 12'9 (4.75m x 3.89m)**

Dual aspect double glazed windows to the side. Sliding doors overlooking the secluded rear south facing garden. Single radiator. Fitted wardrobes.

**Bedroom Two 13'9 x 12'1 (4.19m x 3.68m)**

Dual aspect double glazed windows to the side and front. Single radiator.

**Bedroom Three 9'2 x 8'5 (2.79m x 2.57m)**

Double glazed windows overlooking the garden. Double radiator.

**Family Bathroom**

Mottled double glazed windows to the side and front. 3 piece suite comprising a bath with mixer taps, shower with aqua power shower. Vanity wash hand basin set in its own storage area. Fully tiled walls. Chrome radiator. Spotlights.

**Separate Toilet**

Mottled double glazed windows to the side. Low flush WC. Partial tiling to the walls.

**Garden approx 100' x 80' (approx 30.48m x 24.38m)**

The garden is approximately 100' x 80' at maximum points and enjoys a high level of seclusion by way of natural foliage. There is also a double garage.

GROUND FLOOR

1ST FLOOR

