

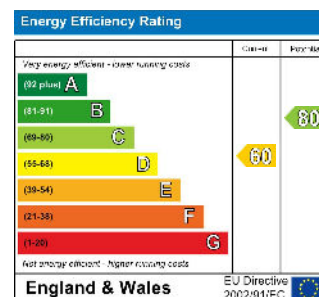


**15a Wood Ride, Petts Wood, Kent, BR5 1PZ**

**FREEHOLD**

**PRICE £1,250,000**

Highly individualistic three bed detached family home located in one of Petts Wood East's sought after roads and possessing a stunning, secluded, extra large south facing rear garden. With potential to create a fourth bedroom with minimum works this property is ideally suited for those seeking space. Amongst the property's many features is its carriageway driveway for 5 + cars plus an extra large integral garage. Early viewing is highly recommended.



- **LARGE SOUTH FACING REAR GARDEN**

- **PARKING FOR 5 + CARS**

- **POTENTIAL TO EXTEND WITH MINIMAL WORKS**

- **COUNCIL TAX BAND G**



### Front Garden

Landscaped with block paved driveway which can fit 5+ cars, leading up to a part glazed security front door, leading to a hallway with Italian tiled floors and a double radiator.

### Study 8 x 7'3 (2.44m x 2.21m)

Double glazed windows to the front with Italian tiled floors and a single radiator.

### Downstairs Bathroom

Three piece suite - Low flush WC, bidet and pedestal wash hand basin. Single radiator. Fully tiled walls and floors.

### Kitchen 17'9 x 10'1 (5.41m x 3.07m)

Double glazed windows to the front. Extensive range of fitted wall and base units in shaker style with complimentary roll top work surfaces. Half bowl sink and drainer unit with mix taps and plumbed for a dishwasher. Electric oven and hob with extractor fan all in stainless steel. Fridge with separate freezer. Wood effect flooring, partial tiling to splashbacks and recessed spotlights.

### Reception / Lounge 23' x 22' (7.01m x 6.71m)

Dual aspect double doors facing the secluded south facing rear garden. Three double radiators. Feature fireplace. Recessed spotlights. Wood effect flooring.

### Utility Room 9'2 x 7'4 (2.79m x 2.24m)

Single double glazed door overlooking the secluded south facing rear garden. Double radiator. Single bowl sink unit with mix taps and plumbed for a washing machine. Tiled floor.

### Garage 33 x 9'3 (10.06m x 2.82m)

Integral with a courtesy door. Electric up and over door. Lights and power.

### First Floor Landing

Access to the loft and an airing cupboard.

### Master Bedroom 19'7 x 13'3 (5.97m x 4.04m)

Dual aspect windows facing the garden. Single radiator. Airconditioning unit. Extensive range of wardrobes.

### Ensuite Bathroom 8'8 x 8 (2.64m x 2.44m)

Four piece suite comprising a bath with mixer taps, double walk in shower unit with power shower, a low flush WC and vanity wash hand basin set in its own storage area. Fully tiled walls. White ladder radiator.

### Bedroom Two 11'4 x 10'3 (3.45m x 3.12m)

Double glazed windows to the front. Double radiator.

### Bedroom Three 11' x 8'3 (3.35m x 2.51m)

Double glazed windows to the front. Single radiator. Extensive range of fitted wardrobes.

### Family Bathroom 10'3 x 6' (3.12m x 1.83m)

Double glazed mottled windows to the side. Three piece suite with walk in shower cubicle with drench head and glass door. Low flush WC and vanity wash hand basin set in it's own storage unit. Fully tiled walls. Single radiator.

### Rear Garden 90' (27.43m)

South facing rear garden, mainly laid to lawn enjoying total seclusion mainly due to natural foliage. Large patio area. Side access and a timber shed.

