



223 Chislehurst Road, Petts Wood, Kent, BR5 1NP

FREEHOLD

£1,400,000

A quite stunning, Noel Rees style, extended four-bedroom detached family home, which requires internal viewing for the quality and size of accommodation to be fully appreciated. Oozing charm throughout, amongst the property's many features is its 31'6 x 23'6 open plan kitchen/diner, which affords uninterrupted views over the completely secluded 100ft Westerly facing garden. Other features include a generous sized en-suite, utility room & 29' x 10'2 workshop/summerhouse-Viewing essential.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- STUNNING 4 BED DETACHED FAMILY HOME
- EXPANSIVE WELL MANICURED GARDEN

- SUMMER HOUSE / CABIN
- COUNCIL TAX BAND G



Front Garden

Landscaped and mainly laid to lawn with mature shrubs. Indian limestone paved driveway, with security bollard & parking for 3+ cars leading up to the original hard wood front door.

Hallway

Parquet flooring, understairs storage cupboard

Reception Room One 16'7 x 13' (5.05m x 3.96m)

To the front of the house, this room has double glazed windows to side and double glazed windows set in an angle bay to the front. Double radiator. Pebble effect living flame gas fire set in ornate surround and granite hearth. Parquet flooring leading through to the hallway area as well.

Downstairs Cloakroom

Low flush WC and vanity wash hand basin set in it's own storage area, Single radiator, sensor lighting, extractor fan. Tiled floors.

Utility Room 13' x 8'7 (3.96m x 2.62m)

Double glazed window to the side. Double radiator. Extensive range of wall and base units. Single bowl sink and draining unit with mixer taps and plumbing for both a washing machine and tumble dryer. There is a door leading to a large storage cupboard housing the Worcester Bosch boiler.

Kitchen / Diner / Family Room 31'6 x 23'6 (9.60m x 7.16m)

Lounge Area - 17' x 14'1 - leaded lights, double glazed French doors and windows to the rear. Leaded lights and double glazed windows in the inglenook with original bench seating, clay gate fire place housing a remote-controlled living flame coal effect gas fire. Parquet flooring and double radiator.

Kitchen / Diner Area - 24'1 x 16' - triple aspect with full width bi-fold doors plus leaded lights, double glazed French doors and windows overlooking the secluded Westerly facing rear garden. Velux windows in the vaulted ceiling. Luxury fitted kitchen by Burbidge, finished in a shaker style with complimenting solid granite work surfaces. The island has a one and half bowl Franke sink with mixer taps and plumbed for an integral dishwasher as well as a rubbish recycling collection drawer. Peninsula breakfast bar seating for four.

A 5-ring gas hob and two double ovens both by Neff, one is a cook/steam and the other oven/microwave. Integral double fridge and separate freezer. Ornate larder space. Recessed spotlights. Porcelain tiled floors and two modern upright radiators.

First Floor Landing

Large storage cupboard and loft access plus additional storage cupboard.

Mas
Lead

En-S
Mott
hanc
radia

Bed
Dual
angle

Bed
Dual
radia

Bed
Lead

Fam
Mott
hand
radia

Rear
Main

Sum
Larg
shed
rang

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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