

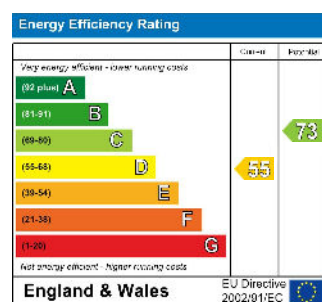


11 Derwent Drive, Petts Wood, Kent, BR5 1EN

FREEHOLD

GUIDE PRICE £650,000

Located in this outstanding part of Petts Wood with excellent access to Crofton School, local shops, bus routes & National Trust Woodland is this two bedroom semi-detached bungalow. The property is offered to the market in wonderful decorative order & the accommodation comprises of two good size bedrooms, an open plan lounge/diner with a fitted kitchen to the rear. The garden offers a Southerly aspect, it extends to 85' approx with a large entertaining patio. The property also benefits from a modern tiled shower room, off road parking & a garage with electric roller door. Offered to the market on a chain free basis a viewing is highly advised.



- BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW
- SOUTHERLY ASPECT GARDEN EXTENDING TO APPROX 85'
- OFF ROAD PARKING & GARAGE
- COUNCIL TAX BAND E

- EXTENDED TO THE REAR
- EXCELLENT LOCATION FOR CROFTON SCHOOL
- CHAIN FREE SALE



Front

Offroad parking for two vehicles.

Entrance Porch

Fully double glazed porch with tiled flooring. Wall light points. Double glazed door to the side. Double glazed front door leading into the hallway.

Hallway

Fitted carpet. Loft hatch. Radiator with cover. Built in hallway cupboard.

Master Bedroom 11'11 x 11'5 (3.63m x 3.48m)

Double glazed bay window to the front with fitted plantation shutters. Fitted carpet. Radiator with cover.

Bedroom Two 10'0 x 7'1 (3.05m x 2.16m)

Double glazed bay window to the front with fitted plantation shutters. Fitted carpet. Radiator. Built in wardrobe units.

Shower Room

Double glaze window to the side. Three piece suite, comprising a walk-in corner shower cubicle with glass doors. Wall mounted Aqualisa shower. Low level WC. Wall mounted vanity wash hand basin with mixer tap and storage under. Wall Mounted heated towel rail. Tiled walls and tiled floor.

Lounge/Dining Room 23'4 x 15'2 (7.11m x 4.62m)

Double glazed sliding doors to the rear. Double glazed window to the side. Double glazed window to the rear. Fitted carpet. Radiator with cover.

Kitchen 7'11 x 6'5 (2.41m x 1.96m)

Double glazed door to the side. Double glazed window to the rear. Range of fitted wall and base units with roll top work surfaces. Single sink with mixer tap and drainer to the side. Space and plumbing for washing machine. Space for oven. Fitted extractor fan. Vinyl flooring. Tiled walls. Radiator.

Garden 85' approx (25.91m approx)

Large stone patio to the rear of the property. Mainly laid to lawn with a number of shielding trees and mature hedge rows. Timber storage shed to the rear. Timber storage shed to the side. Rear access into the garage.

Garage 15'1 x 8'5 (4.60m x 2.57m)

Electric roller door to the front



TOTAL FLOOR AREA : 75.2 sq.m. (810 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing compiled from measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. 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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