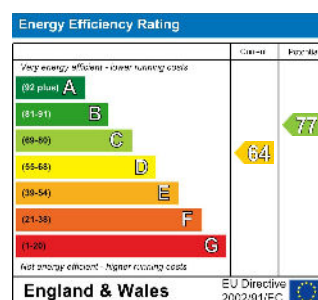


**6 Petts Wood Road, Petts Wood, Orpington, BR5 1LB**

**FREEHOLD**

**£1,000,000**

A stunning 4/5 bedroom semi-detached property, which has undergone a wonderful refurbishment to offer in our opinion a complete family home. The property is located conveniently for Petts Wood Station Square which offers a host of local shops, eateries & supermarkets. The sellers have taken the time to design this spacious home which features a good size hallway, lounge with a feature fireplace to the front, open plan & integrated kitchen/breakfast room which flows round to the second reception room. Completing the ground floor is a large utility room & ground floor W.C. On the first floor there are 4 double bedrooms & a family bathroom. The master bedroom has stairs leading to a good size & handy dressing room, which offers a generous amount of storage. This room also has an ensuite shower room. Externally the garden extends to approx. 90' & to the front there is parking via a drive for several vehicles. The house is presented immaculately & with this in mind your early viewing is highly recommended.



- STUNNING 4 BEDROOM FAMILY HOME
- LARGE UTILITY & GROUND FLOOR W.C.
- EXCELLENT LOCATION WITH ACCESS TO PETTS WOOD STATION
- COUNCIL TAX BAND F
- INTEGRATED KITCHEN WITH OPEN PLAN LOUNGE & BREAKFAST ROOM
- 90' APPROX GARDEN & DRIVEWAY TO THE FRONT
- BEAUTIFUL PRESENTATION THROUGHOUT



**Hallway 20'8 x 6'2 at max points (6.30m x 1.88m at max points)**

Solid wood double glazed front door. Waterproof wood laminate flooring. Space saving radiator. Understairs storage cupboard. Stairs to the first floor. Radiator.

**Utility Room 11'0 x 8'4 (3.35m x 2.54m)**

Double glaze window to the side with a plantation shutter. A range of wall and base units with a stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine and tumble dryer. Wall mounted heated towel rail. Feature vinyl floor tiles.

**Ground Floor WC**

Double glazed window to the side with fitted plantation shutter. Low level WC. Vanity wash basin with mixer tap, splashback tiling, and storage under. Tiled walls with brick effect tiles. Waterproof laminate flooring.

**Lounge 13'10 x 11'11 (4.22m x 3.63m)**

Double glazed window to the front with fitted plantation shutters. Waterproof laminate flooring. Feature fireplace with marble hearth and wooden mantelpiece.

**Kitchen / Breakfast Room 24'5 x 27'1 at max points (7.44m x 8.26m at max points)**

Modern fitted kitchen with a range of wall and base units with composite stone work surfaces. Recessed sink unit with mixer tap and drainer to the side. Quaker hot water tap. Fitted 5 burner AEG gas hob with fitted AEG extractor over. High level Siemens oven and grill. Integrated fridge freezer. Integrated Bosch dishwasher. Central feature island with seating (chairs not included). Tiled flooring. Two sets of double glazed bi folding doors to the rear. Triple double glazed windows to the side. Radiator. Hard wood flooring throughout. Two large double glazed sky lights. Two double radiators. Recessed spot lights. Multiple cupboards for storage.

**First Floor Landing**

Double glazed window to the front. Fitted plantation shutters.

**Master Bedroom 13'10 x 13'4 (4.22m x 4.06m)**

Double glazed windows to the rear with fitted plantation shutters. Stairs leading to the second floor. Fitted carpet. Feature wood wall panelling. Double radiator.

**Second Floor Landing**

Built-in storage cupboard. Fitted carpet. Eaves Storage cupboard. Double glazed Velux sky light window.

**Dressing Room 13'9 x 10'8 (4.19m x 3.25m)**

Double glazed window to the front with fitted plantation shutters. Fitted carpet. Radiator. Skylight. Multiple sets of built-in storage cupboards.

**Ensuite Shower Room**

Access via sliding glass door. A modern three-piece Suite, a corner shower cubicle with glass sliding doors and thermostatic shower. Low-level WC with vanity wash handbasin with mixer tap and storage under. Tiled walls, tiled flooring. Wall mounted heated towel rail. Recessed spotlights. Velux skylight window.

**Bedroom Two 13'10 x 11'11 (4.22m x 3.63m)**

Double glazed window to the front with fitted plantation shutters. A range a built-in wardrobe units. Fitted carpet. Double radiator.

**Bedroom Three 15'10 into wardrobes x 10'0 (4.83m into wardrobes x 3.05m)**

Double glazed window to the rear with fitted plantation shutters. Double built-in wardrobe unit. Built-in airing cupboard housing boiler. Fitted carpet. Radiator.

**Bedroom Four 11'3 x 8'9 (3.43m x 2.67m)**

Double glazed window to the front, fitted plantation shutters. Fitted carpet. Radiator.

**Family Bathroom**

Double glazed window to the side with fitted plantation shutters. Three piece suite comprising a panel bath with mixer tap, wall recessed thermostatic shower, wash handbasin with mixer tap. Low-level WC. Feature vinyl floor tiles. Wall mounted heated towel rail. Tiled walls. Loft hatch. Extractor fan. Recessed spotlights.

**Garden approx 90' (approx 27.43m)**

Mature and highly secluded with a feature patio, ideal for entertaining with steps leading down to mainly lawn garden with a range of mature trees and stocked borders. Side access.

**Front**

Paved driveway, providing off-road parking for several vehicles.

**Garage**

Ideally used for some storage the garage has a roller door to the front.



GROUND FLOOR

1ST FLOOR

2ND FLOOR