



## Prescott Avenue Petts Wood BR5 1AE

Guide Price £695,000





This extended 3/4 bedroom family home is ideal for modern living and amongst its many features is its 19'3 x 19' I-shaped kitchen/diner and its 25'2 x 14'8 lounge. This property is highly adaptable and will attract a number of different types of buyer; it is sure to attract much interest and as such your early viewing comes highly recommended.

## FRONT

Indian sandstone driveway and laid to lawn front garden leading up to double glazed porch door with access in to:

## PORCH

Double glazed window to front and partial tiling to floor. Part glazed hardwood front door with access into:

## HALLWAY

Double radiator and under stairs storage cupboard.

## LOUNGE

25'2" x 14'8" (7.67 x 4.47)

L-shape lounge with dual aspect double glazed windows to front plus double glazed patio doors overlooking the secluded rear garden. Double radiator plus modern upright radiator. Wood effect flooring

## UTILITY CUPBOARD

With plumbing for washing machine.

## CLOAKROOM

White 2 piece suite comprising pedestal wash hand basin and low level W.C. Tiling to walls and floor. Recess spot lights.

## KITCHEN/DINER

19'3" x 19'1" (5.87 x 5.82)

L-shape kitchen/diner with triple aspect double glazed windows to both sides plus double glazed bi-fold doors overlooking the secluded rear garden and velux style lantern lights. Extensive range of fitted wall and base units finished in light wood effect with complementing work surfaces. Stainless steel single drainer sink unit with mixer taps and plumbing for integral dishwasher. Four ring gas hob, electric oven and fitted microwave. Brush steel extractor hood and splash backs. Peninsula breakfast bar with seating for two. Single radiator and a double radiator. Space to have a six seat table. Travertine tiled floor and recess spot lights throughout.

## BEDROOM FOUR/STUDY

15'2" x 8'7" (4.62 x 2.62)

Double glazed windows to front. Single radiator.

## STAIRS TO FIRST FLOOR

## LANDING

Double glazed windows to side. Access to loft and wood effect flooring.

## BEDROOM ONE

14'4" x 12'6" (4.37 x 3.81)

Double glazed windows to front. Single radiator and extensive range of fitted wardrobes and dressing table. Wood effect flooring.

## BEDROOM TWO

12'0" x 11'0" (3.66 x 3.35)

Double glazed windows overlooking secluded rear garden. Single radiator and wood effect flooring.

## BEDROOM THREE

9'0" x 8'0" (2.74 x 2.44)

Double glazed windows to front. Wood effect flooring.

## BATHROOM

Mottled double glazed windows to rear. White three piece suite comprising bath with mixer taps and shower attachment. Pedestal wash hand basin and low level W.C. Tiling to walls and floor. Double radiator.

## GARDEN

50'0" x 50'0" (15.24 x 15.24)

Mainly laid to lawn with a sunken decked area. Side access, shed and outside tap.

## DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Right at mini-roundabout into Queensway and then left into Lakeswood Road and fourth left into Crescent Drive. First right into Chesham Avenue and Prescott Avenue is the second turning on the left.



## Road Map



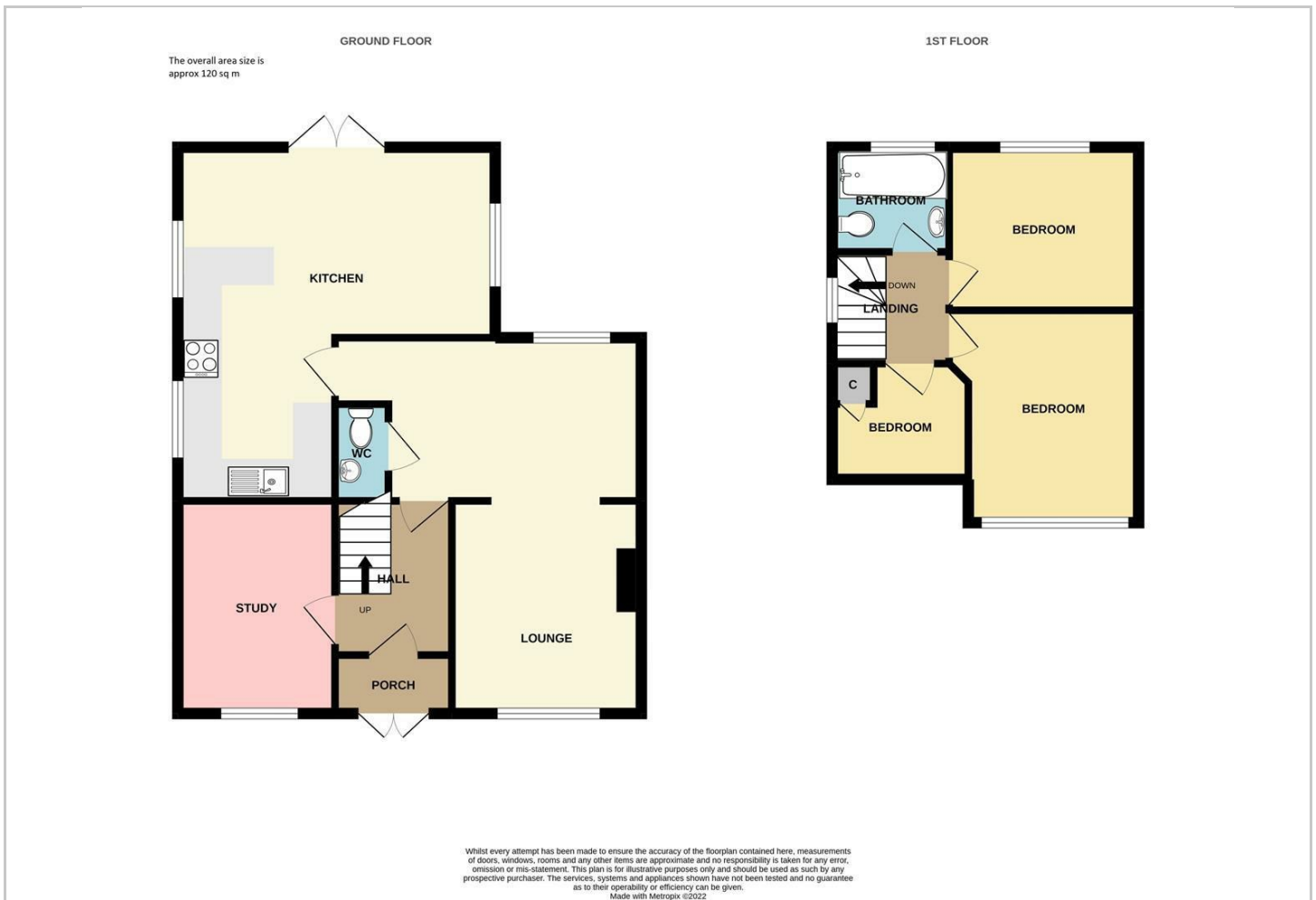
## Hybrid Map



## Terrain Map



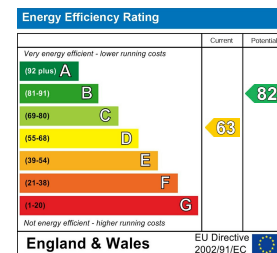
## Floor Plan



## Viewing

Please contact our Petts Wood Office on 01689 819991 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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