



Petts Wood BR5
Guide price £975,000 to £1,025,000

Description:

GUIDE PRICE £975,000 - £1,025,000

This stunning family home is situated on a popular road in Petts Wood East. The accommodation comprises to the ground floor an entrance hall with original parquet flooring, downstairs w/c and cloakroom. The front reception room, currently used as a living room, boasts a bay window. To the rear the property has been extended which has provided a lounge/diner and kitchen/ family room which both have french doors that open onto the patio and the westerly facing garden.

The kitchen has been fitted to a high standard and includes walnut units, a range cooker and extractor fan and granite worktops. The ground floor also benefits from a utility room which is located off the kitchen,

To the first floor the impressive master bedroom boasts a walk-in wardrobe and an en-suite shower room, both of which are accessed via sliding opaque glass doors. The second bedroom also benefits from a modern en-suite shower room. There are two further double bedrooms and a modern family bathroom with a double-ended bath and a separate shower cubicle.

Externally the property benefits from off-street parking, a garage, a 90ft west facing garden and a brick built summer house with decked area currently used as a gym & games room.

Petts Wood is conveniently located less than a mile away with its vast array of shopping and eating establishments as well as Petts Wood Station servicing central London on both the Victoria Line and

Directions: From Petts Wood Station Square turn left into Fairway and follow the road around into Petts Wood Rd. At roundabout go straight across into Poverest Rd and take 1st right into Sutherland Avenue.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley

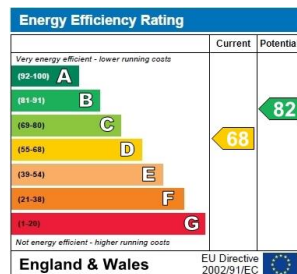


Room Dimensions:

Hallway	
Downstairs wc	
Cloakroom	
Lounge	13'11 x 13'7
Lounge/diner	22'1 x 13'11
Kitchen/family room	22'5 x 22'3 at widest point
Utility	7'9 x 6'6
Stairs to first floor	
Master bedroom	13'11 x 14'9
Bedroom two	14'0 x 13'7
Bedroom four	12'10 x 11'6
Bedroom three	12'4 x 9'10
Bathroom	6'4 x 7'10
Garden	90' x 45' approx



Please refer to www.jdmestateagents.com to see our full Area Guides.



Please contact the branch for a complete copy of the EPC document



IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Petts Wood

36 Station Square, Petts Wood, Kent BR5 1NA

01689 819 819

epw@jdmonline.com



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