

**Petts Wood
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76 Wood Ride, Petts Wood East, Kent, BR5 1PY

£900,000

A stunning five bedroom family home, located in one of Petts Wood East's most sought after roads and providing cavernous accommodation throughout. The accommodation comprises to the ground floor 20'7 x 12' lounge with separate diner and a 16'6 X 16'1 kitchen/breakfast room, in addition to a downstairs cloakroom. To the first floor we find four good sized bedrooms and a family bathroom while the 19'6 x 17' master bedroom on the second floor and ensuite complete the accommodation. The garden is a joy, extended to 150' approx. in length and enjoys near total seclusion by way of natural foliage. There is a integral garage with electric up and over door plus driveway parking. Situated within a short walk of Petts Wood shops and station, this property is sure to attract much interest and as such your early viewing comes highly recommended.

- Stunning family home
- Five bedrooms
- Two bathrooms
- Excellent location
- Lounge with separate diner
- Approx 150' garden

FRONT GARDEN

Landscaped lawn front garden with driveway parking leading up to a double glazed leaded light porch door with access into the porch (good for storage). Quarry tiled floor and a part glazed original hardwood front door leading into:

HALLWAY

Double radiator. Solid wood flooring and a under stairs storage cupboard.

CLOAKROOM

A luxury white two piece suite comprising a low flush wc, vanity wash hand basin and a extractor fan.

LOUNGE

20' 7" x 12' (6.27m x 3.66m) Triple aspect with double glazed windows to both sides plus double glazed windows and French doors overlooking the secluded rear garden. Two single radiators. Living flame coal effect gas fire set in ornate surround. Solid wood flooring.

DINING ROOM

15' 10" x 12' 1" (4.83m x 3.68m) Leaded light double glazed windows set in angle bay to front. Double radiator. Solid wood flooring and a operating open fireplace set on marble hearth.

KITCHEN/BREAKFAST ROOM

16' 6" x 16' 1" (5.03m x 4.9m) Double glazed windows and French doors overlooking the secluded rear garden plus velux light to ceiling. Kitchen area: An extensive range of fitted wall and base units finished in a shaker style with complimenting solid wood work tops. Butler sink and plumbing for washing machine and dishwasher. Five ring gas hob, electric oven and extractor hood all in brush steel. Space for an American style fridge freezer. Dining area: Space for large table, double radiator and a additional storage cupboard.

INTEGRAL GARAGE

15' 9" x 9' 6" (4.8m x 2.9m) Up and over electric door. Light and power.

STAIRS TO FIRST FLOOR LANDING

FIRST FLOOR LANDING

Double glazed window to side.

BEDROOM TWO

15' 2" x 10' 2" excluding fitted wardrobes (4.62m x 3.1m) Leaded light double glazed window set in angle bay to front. Double radiator and an extensive range of fitted wardrobes.

BEDROOM THREE

14' 7" x 10' excluding fitted wardrobes (4.44m x 3.05m) Double glazed windows overlooking the secluded rear garden. Double radiator and an extensive range of fitted wardrobes. Cupboard housing boiler.

BEDROOM FOUR

14' 2" x 9' 3" (4.32m x 2.82m) Dual aspect with leaded light double glazed windows to front and rear. Double radiator.

BEDROOM FIVE

8' 8" x 7' 2" (2.64m x 2.18m) Leaded light double glazed windows set in angle bay to front. Single radiator.

BATHROOM

10' 8" x 7' 9" (3.25m x 2.36m) Frosted double glazed windows to rear plus leaded light double glazed window to side. A luxury white four piece suite comprising bath with mixer taps, double width walk in shower cubicle. Vanity wash hand basin and low flush wc. Fully tiled walls and floor. Chrome ladder radiator. Spot lights.

STAIRS LEADING TO SECOND FLOOR LANDING

SECOND FLOOR LANDING

Velux light.

MASTER BEDROOM

19' 6" x 17' at max points (5.94m x 5.18m) Dual aspect with velux windows to front and rear. Vaulted ceiling and a double radiator. Eves storage cupboards plus an extensive range of fitted wardrobes and cupboards.

ENSUITE

Velux window to rear. A luxury white three piece suite comprising a Jacuzzi bath with mixer taps and hand held shower attachment. Pedestal wash hand basin and low flush wc. Partial tiling to walls and tiling to floor. White ladder radiator and recess spot lights.

GARDEN

150' Approx. Mainly laid to lawn and enjoys a highly level of seclusion by way of natural foliage. There is also a raised decked area.

DIRECTIONS

From Petts Wood, Station Square, proceed down Petts Wood Road and left at crossroads into Crossway. Take the second right into Wood Ride.



Measurements are approximate. Not to scale. Illustrative purposes only
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