

SUTHERLAND AVENUE

PETTS WOOD

Guide Price £1,000,000

Sutherland Avenue

PETTS WOOD

Located in a sought-after road in Petts Wood is this beautiful four-bedroom detached house that will make a superb family home. This fine home has been well maintained by the current owners and has a large entrance hall that leads into the principal rooms.

The lounge and open plan conservatory is a real focal point of the property and light pours into the room making it a fantastic space to spend time in with doors leading out onto the large decked patio. There is a separate dining room and a modern kitchen with fitted appliances.

To the first floor there are four well proportioned, bright bedrooms and a family bathroom. There is also a ground floor shower room and separate w.c. The rear garden is stunning and in excess of 100 feet. There is a mature formal garden with flower borders and the bottom section of the garden is kept as a natural meadow with a range of ferns and grasses. There is also an impressive summer house that is currently used as an office and has a wood burner.

To the front of the property there is off road parking for at least three cars and an integral garage. This lovely home is ideally located for Petts wood station, local primary schools and the park. We would recommend you view at your first opportunity.

SUMMARY OF ACCOMMODATION

Ground Floor

Entrance Hall

15'5x12'4 (4.70mx3.76m)

Lounge

15'8x14'5 (4.78mx4.39m)

Kitchen

13'10x13'1 (4.22mx3.99m)

Reception Room

15'5 x 12'4 (4.70m x 3.76m)

Conservatory/Dining Room

22'4x9'6 (6.81mx2.90m)

WC

6'7x3'3 (2.01mx0.99m)

Integral Garage

15'5x8'10 (4.70mx2.69m)

First Floor

Bedroom One

16'8x10'3 (5.08mx3.12m)

Ensuite Bathroom

6'7 x 5'6 (2.01m x 1.68m)

Bedroom Two

14'7 x 13'9 (4.45m x 4.19m)

Bedroom Three

14'3 x 13'9 (4.34m x 4.19m)

Bedroom Four

10'8 x 6'8 (3.25m x 2.03m)

Bathroom

9'3 x 7'4 (2.82m x 2.24m)

Outside

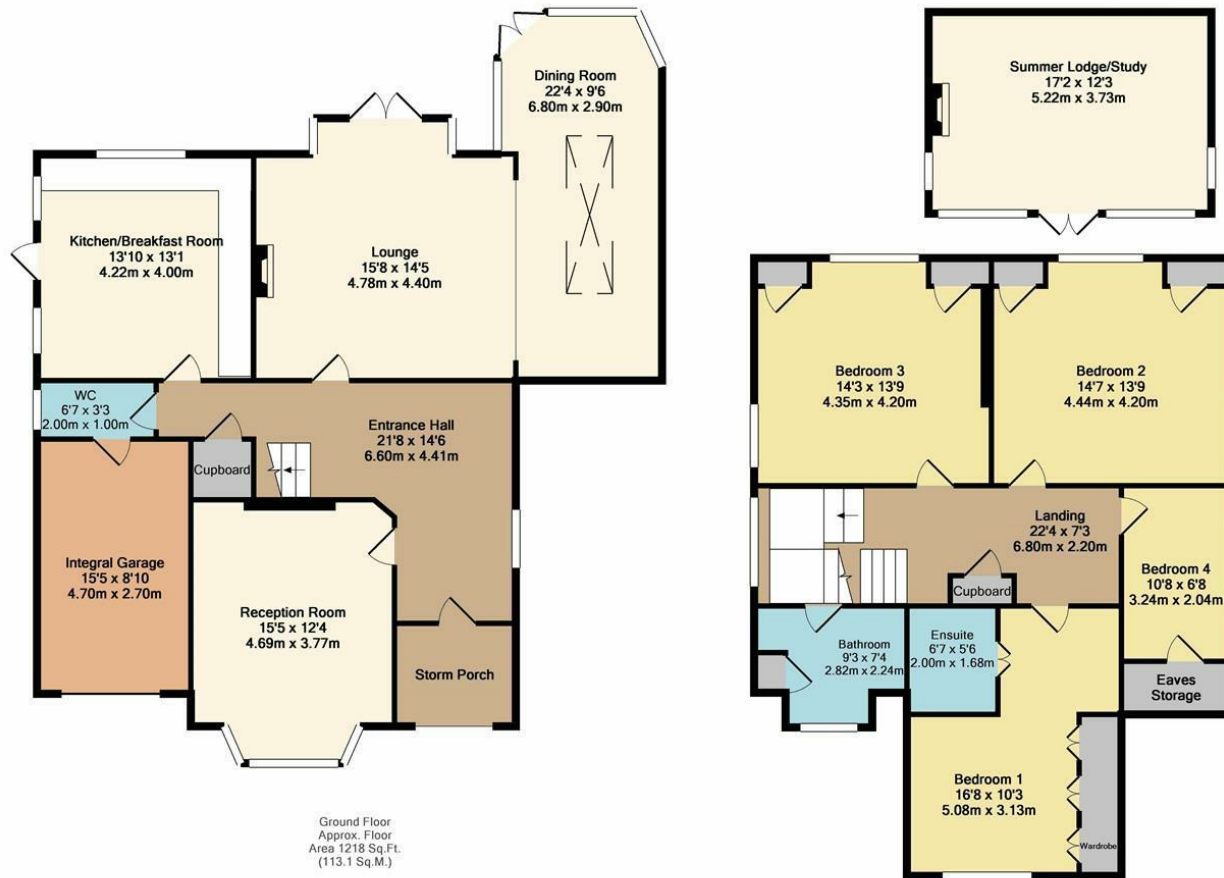
Summer Lodge/Study

17'2x12'3 (5.23mx3.73m)

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PETT'S WOOD

APPROX. GROSS INTERNAL FLOOR AREA 2347.00 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(10-19) A		
(81-91) B			(20-29) B		
(69-80) C			(30-39) C		
(55-68) D			(40-49) D		
(39-54) E			(50-59) E		
(21-38) F			(60-69) F		
(1-20) G			(70-79) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 44 (Current), 76 (Potential)
 Environmental Impact (CO₂) Rating: 69 (Current), 35 (Potential)



Total Approx. Floor Area 2347 Sq.Ft. (218.1 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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