



## The Covert Petts Wood East BR6 0BU

**Asking Price £1,900,000**  
**Freehold**



- **Stunning Noel Rees Home**
- **Five Double Bedrooms**
- **Stunning L-Shaped Kitchen/Reception**
- **Retains Many Original Features**
- **Catchment for Perry Hall & Crofton Schools**
- **Council Tax Band G**



## FRONT

Lawn front garden and sealed driveway parking for 3+ cars leading up to part glazed original hardwood front door with access into;

## HALLWAY

Mottled leaded light window to front. Double radiator, wood effect flooring, recess spot lights and wall lights.

## RECEPTION ROOM

14'8 x 12'5 (4.47m x 3.78m)

Double aspect with leaded light windows set in square bay to front and mottled leaded light windows to side. Double radiator, panelled walls and wood effect flooring.

## L-SHAPE FAMILY ROOM

34'1 x 32'7 at max points (10.39m x 9.93m at max points)

The quite stunning kitchen/diner is divided into two distinct parts. The reception area is dual aspect with leaded light double glazed windows and French doors overlooking the stunning secluded rear garden. Wood effect flooring and a granite feature wine rack. Lantern light. To the kitchen area there are double glazed bifold doors leading out to the stunning secluded rear garden. Large island in solid granite with Siemens induction hob and raised extractor. One and a half bowl under cut Kohler stainless steel sink with smart tap producing hot, cold and sparkling water. Integral Siemens dishwasher and integral full height Siemens fridge and full height integral Siemens freezer plus two Siemens studio line cookers. Recessed Bespoke bar in solid granite with feature lighting as well as a recessed breakfast bar with granite work surfaces and recess spot lights.. Fully installed remote sound system and wood effect flooring. All light fittings are made by Buster & Punch.

## UTILITY ROOM

8'9 x 8'5 (2.67m x 2.57m)

Mottled leaded light double glazed windows to side. Extensive range of fitted wall and base units with complementing granite effect work surfaces. Stainless steel sink unit with chef's tap and plumbing for washing machine and tumble dryer. Cupboard housing boiler, wood effect flooring and recess spot lights.

## CLOAKROOM

Mottled leaded light windows to front. Luxury white two piece suite comprising vanity wash hand basin and low level WC. Single radiator.

## STAIRS TO 1/2 LANDING

### 1/2 LANDING

Leaded light window to front. Airing cupboard and double radiator.

## BEDROOM ONE

15'6 x 12' (4.72m x 3.66m)

Leaded light double glazed windows overlooking the stunning secluded rear garden. Extensive range of fitted wardrobes and single radiator.

## BEDROOM TWO

15'1 x 12' (4.60m x 3.66m)

Dual aspect with leaded light windows to front and mottled leaded light window to side. Single radiator and recess spot lights.

## BEDROOM THREE

15' x 10'6 (4.57m x 3.20m)

Leaded light windows to front and side. Two double radiators and vaulted ceiling.

## BATHROOM ONE

11'9 x 9' (3.58m x 2.74m)

Mottled leaded light double glazed window to side with plantation blinds. Luxury four piece suite comprising Jacuzzi bath, walk in shower cubicle with drench head and separate hand held shower attachment, Vanity wash hand basin set in its own storage area and low level WC. Recess spot lights and access to eves storage cupboard.

## BATHROOM TWO

8' x 6' (2.44m x 1.83m)

Leaded light window to front with plantation blinds. Two piece suite comprising bath with mixer taps and hand held shower attachment and glass screen. Vanity wash hand basin set in its own storage area and single radiator.

## SEPARATE WC

Leaded light double glazed windows to side. Low level WC.

## STAIRS TO 2ND 1/2 LANDING

## 1/2 LANDING

Leaded light window to front.

## BEDROOM FOUR

13'2 x 12'9 (4.01m x 3.89m)

Leaded light double glazed window to side. Claygate style corner fireplace and access to eves storage space. Single radiator.

## BEDROOM FIVE

12'2 x 12'2 (3.71m x 3.71m)

Leaded light double glazed window to side. Single radiator and access to eves storage space.

## GARDEN

140' x 60' approx (42.67m x 18.29m approx)

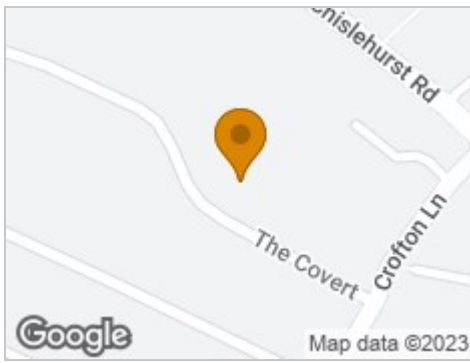
Mainly laid to lawn and enjoys a high level of seclusion by way of natural foliage. Built in brick built BBQ and pizza oven. A large recessed terrace with Travertine tiles bordered by box. Separate shed and storage area.

## DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and across Tudor Way into St Johns Road. At end turn left into Crofton Lane and first left is The Covert.



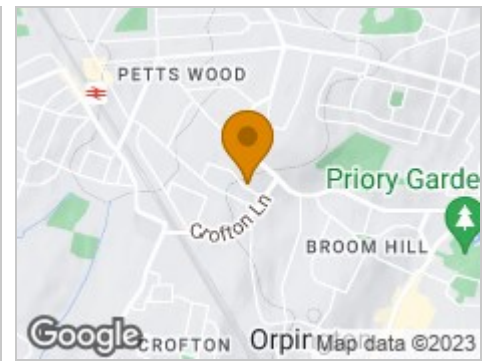
## Road Map



## Hybrid Map



## Terrain Map



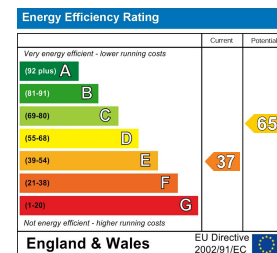
## Floor Plan



## Viewing

Please contact our Petts Wood Office on 01689 819991 or [pettswood@edmund.co.uk](mailto:pettswood@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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