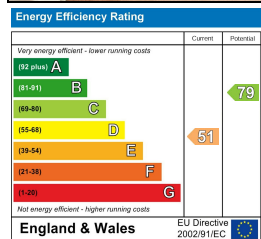


## The Chenies, Petts Wood East, BR6 0ED

**FREEHOLD**

**£1,500,000**

This delightful four bedroom detached family home, which is offered to the market for the first time in 40 years; and represents an incredibly rare opportunity to purchase a property in what is arguably Petts Wood's finest road - The Chenies. The property was built by renowned Master builder Noel Rees' and offers a wealth of charm, character and original features whilst being positioned on this magnificent private road. The property has a welcoming large, square entrance hallway with two receptions and a fitted kitchen located to the front and rear. The first floor again has a stunning, large and square landing with 4 well proportioned bedrooms, a family bathroom and separate W.C. The garden is South facing, extending to 120 in length, it benefits from a near total seclusion with an array of beautifully mature tree, shrubs and well stocked borders. Further features of this home include a ground floor W.C., detached garage and off road parking. Set within convenient reach of Petts Wood mainline station, the local shops of Queensway and Station Square, this stunning family home is one not to be missed.



- 'Noel Rees' Detached Home
- South Facing Garden
- Garage & Off Street Parking

- Four Bedrooms
- One of Petts Woods Finest Roads
- Council Tax Band G

#### FRONT

Mainly laid to lawn with a selection of mature trees and shrubs with off street parking is provided via a block paved driveway leading up to;

#### PORCH

Semi enclosed covered porch with front door leading into;

#### HALLWAY 11'10 x 10'4 (3.61m x 3.15m)

Wood panelling, double radiator, plate rail cupboard housing electric meter, plus a under stairs storage cupboard with a leaded light window to front. Solid wood flooring.

#### GROUND FLOOR WC

Leaded light window to side. Pedestal wash hand basin with mixer tap and splash back tiling. Low level WC. Extractor, radiator and tiled floor.

#### LOUNGE 18'9 x 16' at max points (5.72m x 4.88m at max points)

Double aspect leaded light windows to rear and side plus leaded light double doors to the rear leading out into the garden. Original Inglenock fireplace with wood mantle piece and marble hearth. Two double radiators, feature Oak ceiling beams and fitted carpet.

#### KITCHEN 13'2 x 11'4 (4.01m x 3.45m)

Leaded light window to rear plus a leaded light window to side and door to rear. Fitted kitchen with a range of wall, drawer and base units with complementing granite work surfaces. Central island/breakfast bar with storage under. Stainless steel sink with mixer tap and drainer to side. Built in Neff double oven, built in Neff induction hob with fitted Neff extractor fan over. Integrated Neff microwave and integrated Bosch dishwasher. Integrated fridge and freezer, large pantry cupboard housing freestanding washer and dryer (not included). Double radiator, spot lights and wood flooring. Back door leads to a quarry tiled side entrance and an external cupboard housing a Worcester Bosch boiler and gas meter.

#### DINING ROOM 18'2 into bay x 13'11 at max points (5.54m into bay x 4.24m at max points)

Leaded light bay windows with secondary glazing to the front and wooden seating. Further leaded light window to front and two leaded light windows to side. Feature grand brick built fireplace positioned within a feature Inglenook. Two double radiators, plate rail and fitted carpet.

#### STAIRS TO FIRST FLOOR LANDING

#### LANDING 15'4 at max points x 11' (4.67m at max points x 3.35m)

Two secondary glazed leaded light windows to front. Two built in storage cupboard, dedicated airing cupboard housing a water tank. Double size loft hatch, double radiator and fitted carpet.

#### BEDROOM ONE 15' into wardrobes x 14' (4.57m into wardrobes x 4.27m)

Two secondary glazed leaded light windows to front plus two leaded light windows to side. Range of built in wardrobes, feature cast iron fireplace with wood mantelpiece. Radiator and fitted carpet.

#### BEDROOM TWO 15'5 x 10'11 (4.70m x 3.33m)

Secondary glazed windows to rear and side. Range of built in wardrobes, Radiator and fitted carpet.

#### BEDROOM THREE 14'5 x 11'5 (4.39m x 3.48m)

Secondary glazed leaded light windows to rear. Built in wardrobe, double radiator and fitted carpet.

#### BEDROOM FOUR 11'6 into wardrobe x 7'6 (3.51m into wardrobe x 2.29m)

Leaded light windows to rear. Built in wardrobe, radiator and fitted carpet.

#### BATHROOM

Leaded light window to side. Two piece suite comprising a vanity wash hand basin with mixer tap and storage under. Panel enclosed P bath with thermostatic shower and pivoting glass screen. Wall mounted heated towel rail, tiled walls and floor and spot lights.

#### SEPARATE WC

Leaded light window to side. Low level WC and tiled flooring.

#### GARDEN 120' approx (36.58m approx)

A stunning due South garden featuring a well maintained lawn and offering a delightful selection of mature trees, well stocked borders and an entertaining patio. The garden is near completely secluded to all sides. There is side access via solid wooden gate and a walled pathway leading to a timber storage shed. To the front there is access to the garage from the side door.

#### DETACHED GARAGE 20'1 x 9'9 (6.12m x 2.97m)

Accessed via double doors to the front plus a side door. The garage features a vaulted ceiling with some boarding for storage. There is power and light and a window to the rear.

#### DIRECTIONS

From Petts Wood, Station Square, proceed up Petts Wood Road and right at roundabout into Chislehurst Road. Second right into The Chenies.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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