

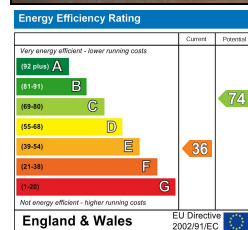


Kingsway, Kent, BR5 1PT

FREEHOLD

£1,100,000

Edmund presents a rare opportunity to acquire a delightful character detached property on a sizeable plot in one of Petts Wood East's most prestigious roads. This extended family home is positioned on Kingsway, a prime location due to its convenient access to Station Square and Petts Wood mainline station (approximately 20 minutes to central London). The ground floor offers a stunning entrance hallway, cloakroom, two reception rooms and the kitchen. On the first floor are the three original bedrooms, a modern family shower room and a separate W.C. On the second floor there are two further bedrooms with eaves access. Externally the property offers a wonderfully secluded and well-presented rear garden, which extends to over 100'. The garden is highly secluded and established with an array of mature trees and stocked borders. Further features of this family home include off road parking, a detached garage and many original character features. Offered on a chain free basis and with potential for further extensions (STPP), an early viewing is highly recommended.



- **Five Bedroom House**
- **Sought After Road**
- **Approx 100' Garden**

- **Many Original Features**
- **Two Reception Rooms**
- **Council Tax Band G**

FRONT

Mainly laid to lawn, offering a well-kept front garden. Driveway parking and side access to carport, garage and rear garden via double wooden gates.

ENTRANCE PORCH

Semi-enclosed with wooden framework, half brick built with quarry tile flooring. Solid oak wooden front door leading into;

HALLWAY

Attractive double glazed leaded light window to side plus window to front. Understairs storage cupboard, radiator, oak panelling and plate rail. Stairs to first floor landing.

GROUND FLOOR WC

Leaded light window to front. Wall mounted wash hand basin with mixer tap and low level WC. Wall mounted heated towel rail, laminated flooring and half tiled walls.

DINING ROOM 15'1 into bay x 12' (4.60m into bay x 3.66m)

Double glazed bay window to the front plus double glazed windows to side. An imposing brick feature fireplace with a quarry tiled circular hearth. Double radiator, picture rail and fitted carpet.

LOUNGE 17'2 into bay x 12' (5.23m into bay x 3.66m)

Double glazed bay windows to rear, featuring double glazed French doors leading out to the garden plus double glazed windows to side. An imposing brick built feature fireplace with a quarry tiled hearth. Double radiator, picture rail and fitted carpets.

KITCHEN 11' x 7'11 (3.35m x 2.41m)

Double glazed multi lever door to side plus double glazed windows to rear. A range of fitted wall and base units with wood work surfaces. Stainless steel sink unit with drainer to side. Space for under counter fridge freezer and space for gas cooker. Floor mounted Potterton boiler, larder cupboard, serving hatch, part tiled walls and lino flooring.

FIRST FLOOR LANDING

Double glazed window to side. Fitted carpet and stairs to second floor.

BEDROOM ONE 15' x 12'1 (4.57m x 3.68m)

Double glazed bay windows to front. Double radiator, picture rail and fitted carpet.

BEDROOM TWO 15' x 12' (4.57m x 3.66m)

Double glazed window to rear. Built in wardrobe, radiator plus floor level electric heater. Fitted carpet.

BEDROOM THREE 8' x 7'11 (2.44m x 2.41m)

Double glazed window to front. Fitted desk with drawer storage, radiator and fitted carpet.

SHOWER ROOM

Double glazed window to rear. Two piece suite comprising a walk in double shower cubicle with sliding glass door screen and a thermostatic Aqualisa shower. Pedestal wash hand basin, airing storage cupboard, radiator and tiled flooring. Mainly tiled walls.

SEPARATE WC

Double glazed windows to side. Low level WC. Lino flooring and part tiled walls.

SECOND FLOOR LANDING

Double glazed window to side. Fitted carpet.

BEDROOM FOUR 11' x 10'4 (3.35m x 3.15m)

Double glazed windows to rear. Eaves storage space, double radiator and fitted carpet.

BEDROOM FIVE 10'7 x 10'3 (3.23m x 3.12m)

Double glazed windows to front. Eaves storage space, double radiator and fitted carpet.

GARDEN 110' approx (33.53m approx)

Mainly laid to lawn with a patio area to the rear of the property. The garden offers extensive levels of seclusion with a variety of mature trees to the side and rear. The pathway through the centre of the garden leads to a further mature area to the rear with a range of well-stocked borders. Towards the end of the garden there are also two sizeable garden sheds.

DETACHED GARAGE 15'5 x 6'8 (4.70m x 2.03m)

Double wooden doors to the front and window to side. Vaulted ceiling providing some storage. Power and light. There is an internal store to the side of the house featuring light and power. There is also a useful covered carport area to the side of the house, accessed via the double gates.

DIRECTIONS

From Petts Wood, Station Square, proceed across Petts Wood Road and right at fork into Towncourt Crescent. First right into Kingsway.



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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