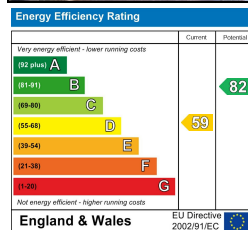


## Princes Avenue, Petts Wood East, BR5 1QP

**FREEHOLD**

**£1,025,000**

A stunning, extended, four bedroom family which is offered to the market in wonderful order throughout; and is positioned on the highly sought after Princes Avenue. This a wonderful opportunity to acquire this delightful character home which comprises a welcoming entrance hall, a ground floor W..C., leading to a warm and friendly lounge and a simply stunning, open plan, kitchen/breakfast room to the rear; which offers an array of integrated appliances and double French doors to the rear garden. On the first floor there are three well-presented bedrooms as well as a beautifully set out, high spec, family shower room. On the second floor the recently completed loft conversion offers a lovely master suite, complete with a range of built in wardrobes and an en-suite bathroom. Externally, the rear garden is a joy to behold, with a range of mature shrubbery and a good size entertaining patio. Further features include a detached garage, side access and off road parking. The property is set with reachable and convenient distance of Petts Wood mainline station; local shops, supermarkets and the vibrant range of eateries around Station Square. Locally there are a good selection of schools which are all very highly regarded. A viewing comes highly recommended.





- **Extended Family Home with Four Bedroom**
- **Stunning Open Plan Kitchen/Breakfast Room**
- **Stunningly Presented Garden**
- **Council Tax Band F**
- **Family Shower Room & En Suite Bathroom**
- **Sought After Road Close to Petts Wood Station**
- **Highly Recommended**

### FRONT

Driveway parking leading up to solid wood front door with access into:

### HALLWAY

Double glazed leaded light window to side. Understairs storage cupboard, feature oak ceiling beams, double radiator and wood laminate flooring. Stairs to first floor.

### GROUND FLOOR WC

Double glazed window to side. Two piece suite comprising wall mounted wash hand basin with splashback tiling and a low level WC. Radiator, extractor fan and tiled floor.

### LOUNGE 11' x 11' (3.35m x 3.35m)

Double glazed leaded light window to front. Feature gas fireplace with composite stone hearth and mantle piece. Wood laminate flooring.

### KITCHEN/BREAKFAST ROOM 20'10 x 15' (6.35m x 4.57m)

Double glazed windows to rear plus double glazed French doors leading out to the garden. Fitted Stoneham kitchen comprising a range of wall, drawer and base units with complementing granite work surfaces. Recessed ceramic Butler sink with mixer tap. Integrated Neff oven and integrated Neff microwave above plus integrated Neff fridge and freezer and Neff dishwasher. Integrated Miele washing machine, integrated Neff five ring gas hob with a wall mounted glass Miele extractor fan over. Feature gas fireplace with a composite stone hearth and wooden mantle piece. Feature Oak ceiling beams, two double radiators, tiled flooring and spot lights.

### FIRST FLOOR LANDING

Double glazed leaded light window to front. Fitted carpets.

### BEDROOM TWO 12'1 x 11'4 (3.68m x 3.45m)

Double glazed window to rear. Feature cast iron fireplace with composite stone hearth plus radiator.

### BEDROOM THREE 11' x 11' (3.35m x 3.35m)

Double glazed leaded light window to front. Two built in wardrobes, radiator and fitted carpet.

### BEDROOM FOUR 9'1 x 7'11 (2.77m x 2.41m)

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

### FAMILY SHOWER ROOM

Double glazed semi opaque leaded light window to front. Three piece suite comprising corner shower cubicle with glass sliding door and wall mounted thermostatic shower. Vanity wash hand basin with mixer tap and storage under. Low level WC. Wall mounted heated towel rail, tiled floor and mostly tiled walls. Spot lights, Recessed feature sensor mood lighting, wall mounted back lit mirror. Extractor fan.

### STAIR TO SECOND FLOOR

### BEDROOM ONE 12'9 into wardrobe x 11'7 (3.89m into wardrobe x 3.53m)

Double glazed window to rear. Full range of built in wardrobes. Built in drawer unit, wall mounted air-conditioning unit and fitted carpet.

### ENSUITE BATHROOM

Double glazed window to rear. Three piece suite comprising a tile enclosed bath with wall mounted thermostatic shower and folding glass screen. Vanity wash hand basin with mixer tap and storage under and a low level WC. Wall mounted heated towel rail, fully tiled walls, tiled floor, extractor fan and spot lights.

### GARDEN 60' approx (18.29m approx)

Stunning rear garden featuring a laid lawn with a range of well-stocked borders. A good size patio to the rear of the house, ideal for entertaining. There is side access leading up to the detached garage via double wooden gates to the front. Outside tap.

### DETACHED GARAGE 15'3 x 7'9 (4.65m x 2.36m)

Accessed via double wooden doors to the front with window to rear. Vaulted ceiling plus power and light.

### DIRECTIONS

From Petts Wood, Station Square, proceed down Petts Wood road and right at crossroads into Tudor Way. Immediate left into Willett Way and second left is Princes Avenue.



TOTAL FLOOR AREA : 109.3 sq.m. (1176 sq.ft.) approx.  
 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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