



**26 Sutherland Avenue, Petts Wood, Kent, BR5 1QZ**

**FREEHOLD**

**ASKING PRICE £1,050,000**

This is a charming, three bedroom, two reception room detached family home; which is located on the tree lined Sutherland Avenue for which many of the houses offer some of the longest gardens in Petts Wood. The property is currently a good size, but it's versatility means it lends itself to all manor of extension (STPP) for which buyers can create an amazing family home. The ground floor features a large L-shaped entrance hallway, two reception rooms, a good size kitchen and a ground floor shower room. On the first floor there are three double bedrooms and a family bathroom. Externally the rear garden is highly secluded and extends to approx. 300' with a newly installed office space with it's own electricity supply. There is off road parking to the front. A viewing of this chain free property is highly recommended which is conveniently located for amenities at Petts Wood; including its mainline station and the local shop and restaurants of Station Square.

Energy Efficiency Rating	
Current	Potential
	84
	51
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>	

- ATTRACTIVE DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- GROUND FLOOR SHOWER AND FIRST FLOOR BATH
- BEAUTIFUL GARDEN EXTENDING TO SOME 300'
- EXCELLENT LOCATION WITH ACCESS TO PETTS WOOD STATION
- MUCH POTENTIAL TO EXTEND (STPP)
- COUNCIL TAX BAND G

### Directions

Head north-west on Station Square  
 Turn left to stay on Station Square  
 At the roundabout, take the 3rd exit onto Petts Wood Road  
 At the roundabout continue straight onto Poverest Road  
 Turn right onto Sutherland Avenue  
 Property will be on your left

### Entrance Porch

Double glazed door to the front with double glazed windows to the front and side.

### Hallway 16'1 x 7'11 (4.90m x 2.41m)

Glazed wooden front door with windows to either side. Original wood floorboards. Original fireplace. Radiator. Under stairs cupboard. Stairs to the first floor.

### Lounge 14'8 x 14'1 (4.47m x 4.29m)

Double glazed square bay window to the front. Fitted carpet. Plantation shutters

### Ground Floor Shower Room

Double glazed window to the side. Three piece suite comprising a corner shower cubicle with wall mounted thermostatic shower. Wall mounted vanity wash basin with mixer tap. Low-level WC. Heated towel rail. Part tiled walls. Tiled floor. Extractor fan.

### Kitchen 13'10 x 10'00 (4.22m x 3.05m)

Double glazed window to the rear and side. Double glazed door to the side. Fitted kitchen with a range of wall and base units and rolltop work surfaces. Stainless steel sink with mixer tap and drainer to side. Space for plumbing for washing machine. Space for fridge freezer. Space and plumbing for gas cooker. Vinyl flooring. Part hard walls. Wall mounted boiler.

### Sitting Room 13'10 x 11'11 (4.22m x 3.63m)

French doors to the rear. Two radiators. Fitted carpet.

### First Floor Landing

Double glazed window to the side. Fitted carpet.

### Master Bedroom 15'7 x 11'11 (4.75m x 3.63m)

Window to the rear. Fitted carpet. Radiator.

### Bedroom Two 12'9 x 12'9 (3.89m x 3.89m)

Double glazed window to the front. Plantation shutters. fitted carpet. Original feature fireplace. Radiator.

### Bedroom Three 15'8 x 8'11 (4.78m x 2.72m)

Double glazed double aspect windows to the side and front. Fitted plantation shutters. Fitted carpet. Radiator.

### Family Bathroom

Double glazed window to the rear. Two piece suite comprising and original cast iron bath with mixer tap and separate shower attachment. Pedestal wash basin. Built in airing cupboard. Radiator. Half tiled walls. Original floorboards. Loft hatch.

### Seperate WC

Low level WC. Double glazed window to the side. Laminate wood flooring. Half tiled walls.

### Garden 300' approx (91.44m approx)

Mainly laid lawn with a number of shielding trees, matured hedges and stocked borders.

### Garden Office 16'4" x 9'10" (5 x 3)

Newly installed separate office space located in the garden with it's own electricity supply.

