



85 Kingsway, Petts Wood, Kent, BR5 1PW

FREEHOLD

GUIDE PRICE £1,150,000 - £1,200,000

Guide Price £1,150,000 - £1,200,000. This is a magnificent 1930's family home, which has been thoughtfully extended to offer everything required for family living. The property is located on Kingsway; which remains one of Petts Wood Easts most appealing roads, notably for its proximity to Station Square, local shops, outstanding schools & Petts Wood Mainline Station, which continues to offer fast & frequent services to Central London. The property expresses a mix of modern features yet has comfortably retained a number of charming & original characteristics that really must be seen to be fully appreciated. The ground floor offers a spacious hall with high ceilings & a ground floor W.C. To the front there is a bay fronted lounge with a well-placed gas fire, multiple storage & fitted Plantation shutters. Then there is the simply breathtaking kitchen/breakfast room; which having been extended to the rear now features bi-folding door to the garden & a feature fitted kitchen with central island. The kitchen has some integrated appliances by Neff and Bosch, plus there is a well thought out utility cupboard which fits seamlessly into the room yet offers the space & convenience for a washing machine & tumble dryer. On the first floor, the landing benefits from natural light via the large stained glass window & in turn leads to three well-appointed bedrooms; with both bedrooms two & three benefitting from built in wardrobes. Completing the first floor is a beautiful family bathroom comprising a contemporary four piece suite. On the second floor the sizable extension offers two well set out bedrooms with the master suite benefitting from a shower room & separate walk in wardrobe; whilst bedroom five could be utilized a further dressing room, office or bedroom. To the rear the sellers offer a stunning, Due South facing garden, which is mainly laid to lawn & extending to 130' with a number of mature trees & natural foliage ensuring high levels of seclusion.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- **EXCEPTIONAL SEMI-DETACHED FAMILY HOME**
- **STUNNING OPEN PLAN KITCHEN WITH UTILITY CUPBOARD**
- **GROUND FLOOR W.C - FIRST FLOOR BATH/SHOWER ROOM - MASTER EN SUITE**
- **PRIME PETTS WOOD EAST ROAD - CLOSE TO PETTS WOOD STATION**
- **EXTENDED TO OFFER 5 BEDROOMS**
- **DUE SOUTH GARDEN EXTENDING TO 130' APPROX**
- **MODERN DETAILED DECOR WITH CHARACTER FEATURES**

Entrance Porch

Covered porch which is half brick with steps leading up to the front door.

Hallway

Access is via a solid wood front door. There are stairs to the first floor with an under stairs storage cupboard. Leaded light windows above the front door. Feature stain glass window to the side of the front door. Radiator with cover. Original hard wood flooring.

Ground Floor WC

Double aspect stain glass window to the front and port hole window to the side. Low-level WC. Vanity wash hand basin with mixer tap and storage underneath. Radiator. Tiled flooring, extractor fan and spotlights.

Lounge 16'9 x 12'6 (5.11m x 3.81m)

Double glazed bay window to the front with fitted plantation shutters. Hardwood flooring. Feature cast iron fireplace with a granite hearth and sandstone mantelpiece. Double radiator in the bay window. Bespoke alcove with fitted storage and shelving over.

Open plan L-Shaped Kitchen / Breakfast Room 24'7 x 20'10 (7.49m x 6.35m)

Double glazed bi-folding doors to the rear. Double glazed window to the rear and a double glazed door to the side leading out to side access. A feature fitted kitchen with a central island which contains four burner Neff induction hob, large work surface and plenty of drawer storage underneath. There is a fitted extractor fan over. There is a range of wall, drawer and base units with complimenting granite work surfaces. Integrated appliances include a Bosch dishwasher, and Neff oven grill. Recessed sink unit with mixer tap and drainer to the side. Space for American Style fridge / freezer. Space for wine fridge. Amtico flooring. There is a cupboard housing the washing machine and tumble dryer with space and plumbing for both.

Landing

Feature double glazed stained glass windows to the side. Stairs leading onto the second floor.

Bedroom Two 17'0 into bay x 11'11 into wardrobes (5.18m into bay x 3.63m into wardrobes)

Double glazed bay window to the front with fitted plantation shutters and a full range of built in wardrobes. Fitted carpet and double radiator.

Bedroom Three 13'0 x 10'9 (3.96m x 3.28m)

Double glazed window to the rear, two sets of built-in wardrobes. Fitted carpet and radiator.

Bedroom Four 10'1 x 8'5 (3.07m x 2.57m)

Double glazed bay window to the front with plantation shutters. Fitted carpet and radiator.

Family Bathroom 9'7 x 8'3 (2.92m x 2.51m)

A stunning, large family bathroom with double glazed window to the rear. Four piece suite comprising a panel bath with mixer tap and shower attachment. Walk-in glass shower cubicle with thermostatic shower attachment. Low-level WC. Double width vanity wash hand basin with mixer tap and storage underneath. Airing cupboard featuring a wall mounted Worcester Bosch boiler. Wall mounted heated towel rail. Fully tiled floor. Majority hard walls. Ceiling spotlights. Extractor fan.

Second Floor Landing

Double glazed window to the side. Fitted carpet.

Master Bedroom 13'10 x 10'4 (4.22m x 3.15m)

Double glazed window to the rear. Feature vaulted ceiling with recessed spotlighting. Feature walk-in dressing room. There is eaves storage and access to the loft space. Fitted carpet throughout.

Master Ensuite

Double glazed velux window to the front. Three piece suite, comprising a glass walk-in shower cubicle, sliding doors and thermostatic shower. Low-level WC. Double width vanity wash basin with mixer tap and storage underneath. Wall mounted heated towel rail. Tiled flooring. Majority tiled walls. Extractor fan. Cupboard housing expansion vessel and mega flow tank.

Bedroom Five 10' x 7'10 (3.05m x 2.39m)

Double glazed window to the rear. Fitted carpet. Radiator. Vaulted ceiling with spotlights.

Garden 130' approx (39.62m approx)

A stunning, highly secluded south facing garden with a large sandstone patio, ideal for entertaining along with a separate area with a wooden pergola. The garden is mainly laid lawn with large, imposing shrub beds. There are a number of feature trees offering seclusion yet adding to the stunning nature of this well presented garden. To the rear there is a timber storage shed and further hardstanding patio area. On the patio, there is a further timber storage shed. There is a side access via double wooden gates to the front with good width access leading to the garden. Front row parking fire block paved driveway and well maintained lawn front garden.



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