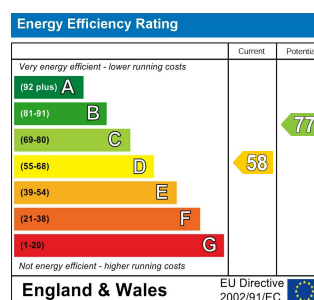


**72 Manor Way, Petts Wood East, Kent, BR5 1NW**

**FREEHOLD**

**£950,000**

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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RARELY AVAILABLE. This larger than average three double bedroom family home is located in one of Petts Woods most sought after roads and is offered chain free. Amongst the properties many features is it's large size south facing garden and large than normal garage and utility room. Additionally boasting a carriage way driveway with parking for 8 cars. The property is sure to attract much interest and as such your early viewing is highly recommended.

- **THREE DOUBLE BEDROOMS**
- **LARGER THAN AVERAGE GARAGE**
- **COUNCIL TAX BAND F**

- **LARGE SOUTH FACING REAR GARDEN**
- **PARKING FOR 8 CARS**



Block paved carriage driveway with parking for 5 + cars, leading up to a part glazed porch door with access to the porch which has a tiled floor. Part glazed hard wood front door leading into the hallway which has a single radiator and an under stair storage cupboard.

#### **Downstairs Cloak Room**

Mottled double glazed window to the side. Low flush WC with a vanity wash hand basin set in it's own storage area. Single radiator. Wooden effect flooring.

#### **Reception Room 1 15'8 x 12'2 (4.78m x 3.71m)**

Double glazed windows and door leading to the conservatory. 2 double radiators. Open ornate fireplace.

#### **Reception Room 2 14'5 x 12' (4.39m x 3.66m)**

Double glazed windows overlooking the secluded south facing rear garden. Double radiator. Open clay gate fireplace.

#### **Conservatory off Reception Room 1 12'2 x 11' (3.71m x 3.35m)**

Double glazed windows and doors overlooking and leading into the secluded south facing rear garden. Tiled floor. Single radiator. Electric blinds.

#### **Kitchen 12'4 x 10'6 (3.76m x 3.20m)**

Double glazed windows to the front. Extensive range of fitted wall and base units finished in a shaker style with complimenting granite effect roll top work surfaces. One and a half bowl sink and draining unit with mix taps and plumbing for Bosch dishwasher and Bosch integrated washing machine. Four ring gas hob, electric oven. Integrated fridge. Carousel storage units. Double radiator. Tiled floor. Recessed spot lights.

#### **Garage 11' x 11'9 (3.35m x 3.58m)**

Access through a door off the kitchen. Electric door to the front. Storage area. Power.

#### **Utility Room 8'7 x 6'2 (2.62m x 1.88m)**

Off the back of the garage. Stable door plus double glazed window overlooking the rear garden. Single radiator. Butchers sink with wooden drawer and fitted water softener. Recessed spotlights.

#### **First Floor Landing**

Double glazed window to the front with access to the loft and an airing cupboard.

#### **Master Bedroom 14'9 x 12' (4.50m x 3.66m)**

Dual aspect with double glazed window to the side and overlooking the rear garden. Double radiator. Extensive built in wardrobes.

#### **Bedroom 2 11' x 11'6 (3.35m x 3.51m)**

Double glazed windows overlooking the garden. Single radiator. Extensive range of fitted wardrobes, drawers and dressing table.

#### **Bedroom 3 12' x 10'6 (3.66m x 3.20m)**

Double glazed window to the front. Double radiator.

#### **Bathroom 9'6 x 8'5 (2.90m x 2.57m)**

Irregular shape and the size is measured at maximum points. 4 piece suite. Bath with mixed taps and hand held shower. Walk in shower unit with Aqualisa power shower. Pedestal wash hand basin. Low flush WC. Partial tiles to the walls. Recessed lights. Two double glazed windows to the front.

#### **Garden approx 120' (approx 36.58m)**

Mainly laid to lawn. High level of seclusion by way of natural foliage. Rock paved patio area, with a greenhouse and a storeroom/shed.