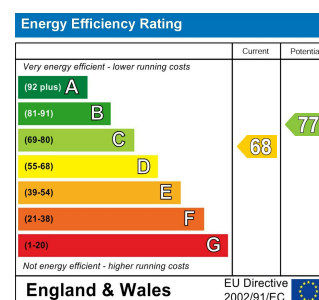


**13 St. Johns Road, Petts Wood, Kent, BR5 1HS**

**FREEHOLD**

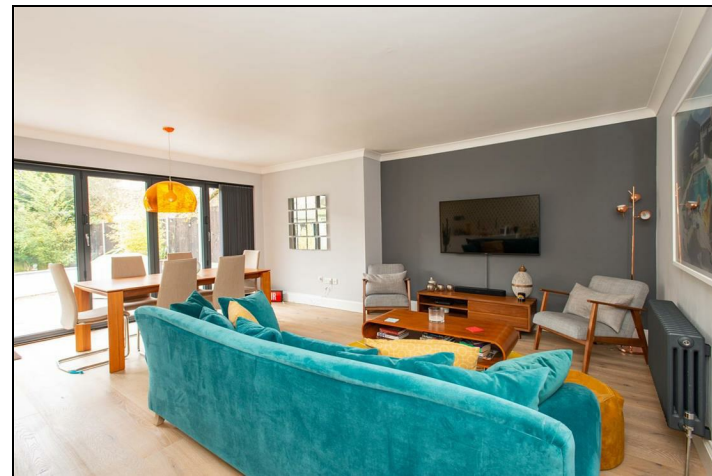
**OFFERS IN EXCESS OF**

A quite stunning four double bedroom family home, superbly located for both Crofton School, Petts Wood shops and station, which is being offered with no onward chain. Amongst the property's many features is it's 19'3 x 16'4 main reception room with bi-fold doors overlooking the secluded south facing rear garden. Stunning kitchen/diner, utility room, 2nd reception room and study to the ground floor as well as superb ensuite to the master bedroom. Offered with no onward chain, this property is sure to attract much interest and as such your early viewing is highly recommended.



- **SPACIOUS FOUR BED FAMILY HOME**
- **SUMMER HOUSE**

- **SECLUDED SOUTH FACING REAR GARDEN**
- **COUNCIL TAX BAND G**



GROUND FLOOR

1ST FLOOR



### Front Garden

Lawned front garden with p-shingle driveway and parking for 3 cars, leading up to part glazed hardwood front door with access to the porch. The porch has tiled floors, storage area and part glazed front door with access to the hallway which has a double radiator.

### Study 15'4 x 6'5 (4.67m x 1.96m)

Double glazed windows to the front. Single radiator. Extensive range of fitted office desks and storage.

### Cloakroom

Two piece suite comprising luxury low flush WC and vanity wash hand basin set in it's own storage area. Partial tiling to the walls, recessed spotlights and modern chrome ladder radiator.

### Reception Room 1 14' x 13'2 (4.27m x 4.01m)

Double glazed bifold doors overlooking the secluded south facing rear garden. Engineered wood flooring. Victoriana style bubble radiator.

### Reception Room 2 19'3 x 16'4 (5.87m x 4.98m)

Double glazed windows set in angle based front. Victoriana style bubble radiator. Plantation Blinds.

### L-Shaped Kitchen / Diner 20 x 14'6 (6.10m x 4.42m)

Stunning kitchen/diner with double glazed windows and bi-fold doors overlooking the rear garden. Extensive range of fitted wall and base units with solid corion work surfaces. Double bowl sink with mix taps and hot water tap. Integrated dishwasher. Integrated fridge and separate freezer. Miele oven and fitted microwave. Miele 5 ring gas hob cooker and extractor hood. Recessed spotlights. Travertine tiled floors and modern upright radiator. Built in breakfast bar with seating for 3. Door leading to the utility room.

### Utility Room 11'3 x 7'4 (3.43m x 2.24m)

Double glazed window and door overlooking the rear garden. Extensive range of fitted wall and base units. Single bowl sink and mix taps with plumbing for a washing machine and tumble dryer. Single radiator and space for a single upright fridge/freezer. Travertine tiled floors and a courtesy door to the garage.

### Garage 11'8 x 8'2 (3.56m x 2.49m)

Electric up and over door. Lights and power.

### 1st Floor Landing

Access to the loft. Double glazed windows with plantation blinds.

### Master Bedroom 15'8 x 10 (4.78m x 3.05m)

Double glazed windows overlooking the secluded south facing rear garden. Single radiator. Extensive range of fitted wardrobes.

### En-Suite 8 x 6'2 (2.44m x 1.88m)

Mottled double glazed windows with plantation blinds. Luxury 3 piece suite with walk in shower with power shower, low flush WC and vanity wash hand basin set in it's own storage area. Fully tiled walls and floors. Ladder radiator and under floor heating.

### Bedroom 2 16'6 x 11 (5.03m x 3.35m)

Double glazed windows. Single radiator.

### Bedroom 3 13'1 x 12 (3.99m x 3.66m)

Double glazed windows. Single radiator.

### Bedroom 4 11'6 x 9'7 (3.51m x 2.92m)

Double glazed windows. Single radiator. Extensive wardrobes.

### Family Bathroom 10'4 x 7'7 (3.15m x 2.31m)

Luxury white 4 piece suite, bath with mix taps and separate hand held shower attachment, vanity wash hand basin set in it's own storage area, large walk in shower with power shower and low flush WC. Fully tiled floors and walls. Under floor heating. Recessed spotlights.

### Garden approx 55 x 55 (approx 16.76m x 16.76m)

Secluded south facing rear garden, mainly laid to lawn with patio area. Side access. Storage shed. Summer house.