

**45 Woodland Way, Petts Wood East, Kent, BR5 1NB**

**FREEHOLD**

**£1,400,000**

Located within a few minutes of Petts Wood Station Square, which offers a host amenities; Edmund are delighted to offer this charming detached family home. The property has been extended to offer substantial accommodation on a wonderful size plot. The ground floor comprises a spacious entrance hallway, a W.C., fitted kitchen which flows to the thru lounge, separate dining room & delightful sun room. The first floor offers three excellent size bedrooms, with a master en suite shower room & all bedrooms benefit from a range of built in wardrobes. Completing the first floor is a modern family bathroom. Making your way outside, the rear garden is simply stunning; offering a large lawn & entertaining patio, the garden extends to approx. 250' & offers the utmost maturity. Further features include a dedicated utility room, detached garage, off road parking & potential to extend (STPP). Woodland Way is an extremely popular residential road offering exquisite character in an outstanding location; within reach of many local shops, restaurants & sought after local schools, a viewing of this property is a must to fully appreciate everything it has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



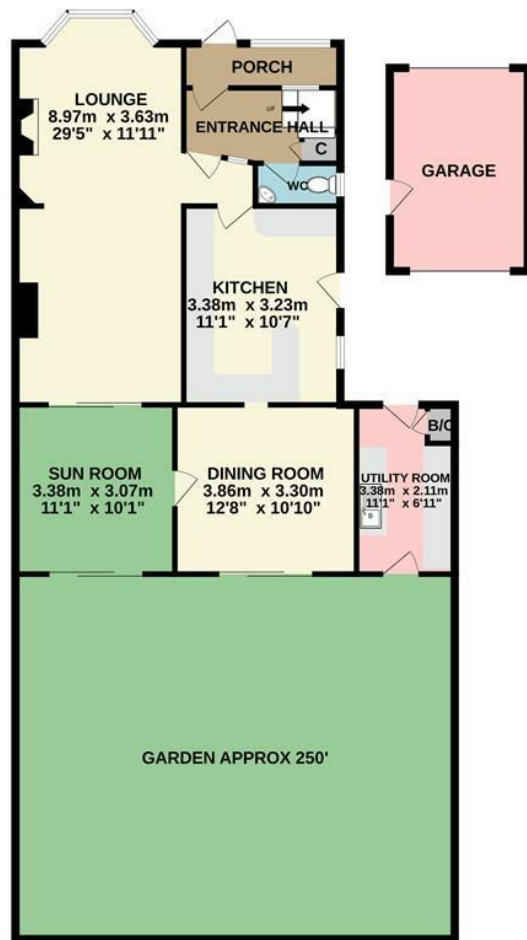
- DETACHED FAMILY HOME
- THREE BEDROOMS & MASTER EN SUITE
- MOMENTS FROM STATION SQUARE

- EXCEPTIONAL LOCATION IN PETTS WOOD EAST
- 250' APPROX. SOUTH WESTERLEY ASPECT GARDEN
- VIEWING HIGHLY ADVISED



GROUND FLOOR

1ST FLOOR



#### Porch

Enclosed porch with double glazed windows to the front and access through a double glazed front door.

#### Hallway

Access via a solid wood front door . Stairs to the first floor. Fitted carpet. Under stairs storage cupboard. Window to the front. Wood panelling and plate rail. Radiator with cover.

#### Ground Floor WC

Secondary glazed window to the side. Low-level WC. Corner mounted wash handbasin with splashback tiling. Fitted carpet.

#### Thru Lounge 29'5 x 11'11 (8.97m x 3.63m)

Double glazed bay window to the front. Feature gas fireplace with wooden mantle piece. Three radiators with covers. Fitted carpet. Feature ceiling beams.

#### Sun Room 11'11 x 10'1 (3.63m x 3.07m)

Double glazed sliding patio door to the rear. Fitted carpet. Double radiator. Skylight.

#### Dining Room 12'8 x 11'10 (3.86m x 3.61m)

Double glazed sliding patio door to the rear. Fitted carpet. Radiator. Serving hatch.

#### Utility Room 11'11 x 6'11 (3.63m x 2.11m)

Double glazed window and door to the rear. Door to the front. Amtico flooring. Built in cupboards with work surfaces. Space and plumbing for washing machine and dryer. Stainless steel sink unit with mixer tap. Some wall tiling. Cupboard housing a modern Worcester Bosch boiler.

#### Kitchen 11'1 x 10'7 (3.38m x 3.23m)

Double glazed window to the side . Double glazed door to the side leading out to the garden. Fitted kitchen with a range of wall and base units. Wooden work surfaces and breakfast bar. One and a half bowl sink with mixer tap and drainer to side. Fitted Neff oven with Neff four ring electric hob and concealed extractor fan over. Amtico flooring. Neff dishwasher. Part tiled walls.

#### Landing

Secondary glazed window to the side . Fitted carpet. Built-in storage cupboard with radiator.

#### Master Bedroom 19'10 into wardrobes 11'11 (6.05m into wardrobes 3.63m)

Two double glazed windows to the rear. Two radiators. A complete range of built-in wardrobes with a built-in dresser. Fitted carpet.

#### Master Ensuite

Double glazed window to the side . Three piece suite, comprising a corner shower cubicle with thermostatic shower. Low flush WC. Vanity wash handbasin with mixer tap and storage under. Fitted mirror. Tiled flooring. Partly tiled walls. Wall mounted heated towel rail. Recessed spotlights.

#### Bedroom Two 13'6 x 11'11 (4.11m x 3.63m)

Double glazed double aspect windows to side and front. Range of built-in wardrobes. Fitted carpet. Double radiator.

#### Bedroom Three 13'11 x 11'11 (4.24m x 3.63m)

Double glazed window to the rear. Range of built-in wardrobes. Fitted carpet. Radiator.

#### Family Bathroom

Double glazed window to the side. Three piece suite, comprising a corner bath with mixer tap. Low-level WC. Vanity wash handbasin with mixer tap. Wall mounted heated towel rail. Part tiled walls. Vinyl flooring. Extractor fan. Recessed spotlights.

#### Garden approx 250' (approx 76.20m)

A stunning mature Westerly aspect rear garden which boasts a host of features by way of natural foliage, including a selection of mature trees, stocked borders and a laid lawn. There's a timber storage shed, a well established patio and side access.

#### Detached Garage

Up and over door to the rear. Separate door to the front. Doors to the side.