

**Petts Wood  
Sales & Lettings**

26 Station Square  
Petts Wood  
Kent BR5 1NA

T: 01689 819991  
E: pettswood@edmund.co.uk



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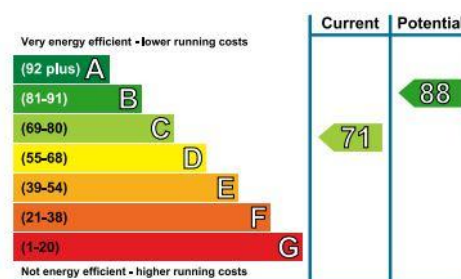
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T: 01689 821904



**Woodhurst Avenue, Petts Wood, Kent, BR5 1AR**

**Offers in Excess of £650,000**

A wonderfully extended three bedroom semi detached family home, set upon one of Petts Wood's prime roads. The property is offered to the market in excellent order and comprises to the ground floor a flowing open plan kitchen/diner, a light and airy lounge plus a ground floor wc. The first floor offers three bedrooms with an ensuite to the master bedroom and a family bathroom. The rear garden extends to just over 100' and boasts a Westerly aspect. The property is well positioned for easy access to Petts Wood station and well regarded local schools.



- Extended semi detached home
- Three bedrooms
- 19'7 x 13'8 Kitchen/lounge
- Ensuite to master bedroom
- 105' Approx garden
- Off street parking

#### FRONT

Driveway to front.

#### ENTRANCE HALL

Double glazed upvc front door, laminate wood flooring and a radiator.

#### WC

Double glazed window to side. Low flush wc, square wash hand basin with mixer tap, wall mounted boiler, laminate wood flooring and spot lights.

#### SITTING ROOM/DINING ROOM

19' 7" x 15' 5" (5.97m x 4.7m) Double glazed windows to front and double glazed windows to side. 2x Radiators, spot lights, under stairs storage cupboard and laminate wood flooring.

#### KITCHEN/LOUNGE

19' 7" x 13' 8" (5.97m x 4.17m) Double glazed windows to rear plus double glazed doors to rear. A extensive range of fitted wall and base units with roll top work surfaces. Sink unit with drainer and mixer taps. Integrated oven, 4 ring electric hob with fitted extractor fan over. Integrated washer/dryer, dishwasher and fridge/freezer. Sky light and spot lights.

#### STAIRS TO FIRST FLOOR LANDING

#### FIRST FLOOR LANDING

Fitted carpet, loft hatch and spot lights.

#### BEDROOM ONE

12' 1" into wardrobes x 10' 4" (3.68m x 3.15m) Double glazed windows to rear. Carpet and spot lights.

#### ENSUITE

Double glazed window to side. Low level flush wc, wall mounted wash hand basin with mixer taps. Enclosed shower with thermostatic shower. Heated towel rail, spot lights and part tiled walls.

#### BEDROOM TWO

15' 5" x 9' 11" (4.7m x 3.02m) Two double glazed windows to front. Carpet, spot lights and radiator.

#### BEDROOM THREE

9' 3" x 7' 3" (2.82m x 2.21m) Double glazed windows to rear. Carpet, spot lights and a built in wardrobe.

#### BATHROOM

Double glazed window to side. Low level flush wc, wall mounted wash hand basin with mixer taps. Bath with mix taps with shower screen and a thermostat shower. Heated towel rail part tiled walls, tiled flooring and spot lights.

#### GARDEN

105' Approx (32m) Mainly laid to lawn with a range of mature trees and well stocked borders. Timber shed. Side access and an outside tap.

#### DIRECTIONS

From Petts Wood Station proceed along Queensway, then turn left into Woodhurst Avenue.



Measurements are approximate. Not to scale. Illustrative purposes only  
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