

Sinclair  Hammelton



ASKING PRICE

£750,000

Woodhurst Avenue

Kent, BR5 1AS

PROPERTY SUMMARY

Situated on one of Petts Wood's most popular and convenient residential roads is this extremely well presented and VERSATILE three bedroom SEMI DETACHED chalet style house which is oozing potential, where an internal viewing comes highly recommended. Internally the bright and spacious accommodation comprises of entrance hall, MAIN RECEPTION ROOM, dining room, fitted kitchen, downstairs and a downstairs bedroom. Upstairs you will find two BEDROOMS with the largest measuring 16'11 x 15'1 and family bathroom. Outside to the rear you will find a glorious LARGER than average GARDEN which is laid to lawn and patio area, to the front you will find extensive off street parking and access to the DETACHED GARAGE and side access. Woodhurst avenue provides a flat walk into Petts wood where you will find a vast array of shopping facilities, mainline station which serves Central London in approximately 16 minutes as well as DESIRABLE SCHOOLING including Crofton Primary & Juniors as well as St James Primary.

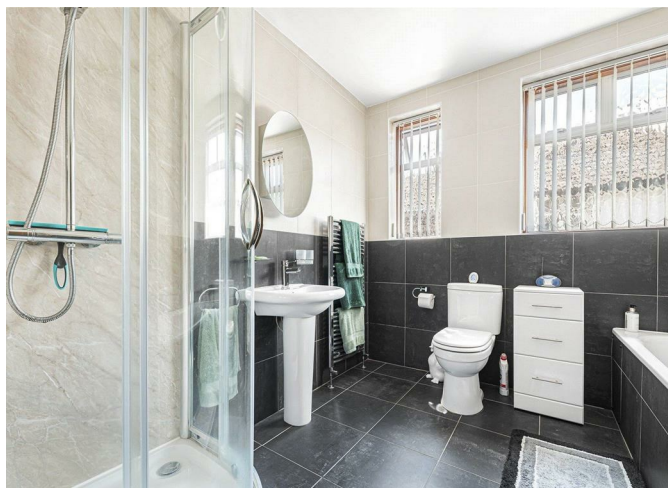
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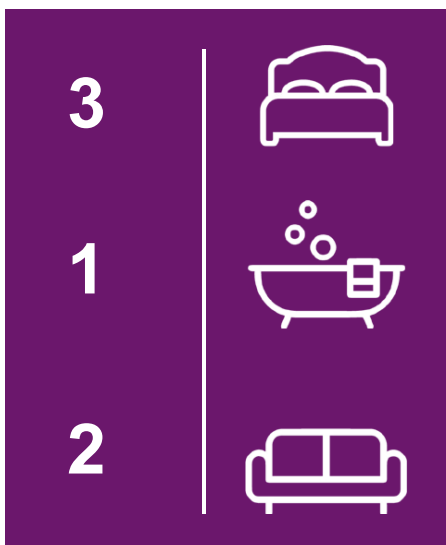


Woodhurst Avenue, BR5

Approximate Gross Internal Area = 115.3 sq m / 1241 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 129.3 sq m / 1392 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
EPC Planpix © (D0649943)



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

EPC RATING: D COUNCIL TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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