

THOMAS BROWN

ESTATES



40 Fairway, Petts Wood, BR5 1EG

Asking Price: £775,000

- 3 Bedroom Semi-Detached House
- Short Walk to Petts Wood Station & High Street
- Potential to Extend (STPP)
- 120' Rear Garden with Summerhouse





Property Description

Thomas Brown Estates are delighted to offer this must view, immaculately presented three bedroom semi-detached property situated in the sought after Petts Wood East, boasting a wonderful landscaped 120' rear garden and a short walk to Petts Wood Station and High Street as well as Crofton Primary School. Although the current property boasts a strong floor space there is fantastic potential to extend across the rear and/or into the loft space as many have done in the local area. The accommodation on offer comprises: entrance hallway, dual aspect lounge/dining room and modern kitchen (both with direct access to the rear garden) to the ground floor. To the first floor are three good size bedrooms, bathroom and a WC. Externally there is a large landscaped rear garden perfect for alfresco dining and entertaining, summerhouse (ideal home office) and a driveway to the front for two vehicles. Fairway is well located for easy access to Petts Wood stations, bus routes, local shops and local schools. Please call Thomas Brown Estate Agents to arrange a viewing to fully appreciate the location and unique features on offer.



ENTRANCE HALL

Door to front, storage cupboard, Karndean flooring, radiator.

LOUNGE/DINER

24' 08" x 11' 09" (7.52m x 3.58m) Feature fireplace, bespoke storage, double glazed window to front, double glazed sliding door to rear, carpet, two radiators.

KITCHEN

15' 07" x 8' 07" (4.75m x 2.62m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated Bosch oven, integrated Bosch 5 ring gas hob with extractor over, integrated Bosch dishwasher, space for fridge/freezer, space for washing machine, double glazed opaque window to side, double glazed door to rear, Karndean flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Feature double glazed window to side, carpet, radiator.

BEDROOM 1

12' 0" x 11' 11" (3.66m x 3.63m) Fitted wardrobes, double glazed window to rear, exposed floorboards, radiator.

BEDROOM 2

11' 11" x 11' 01" (3.63m x 3.38m) Built in wardrobes, double glazed window to front, exposed floorboards, radiator.

BEDROOM 3

8' 09" x 8' 08" (2.67m x 2.64m) Double glazed window to rear, exposed floorboards, radiator.

BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to side, vinyl flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to front, vinyl flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

120' 0" (36.58m) Landscaped, patio area with rest laid to lawn, mature flowerbeds, side access.

SUMMERHOUSE (IDEAL HOME OFFICE)

7' 07" x 7' 06" (2.31m x 2.29m) French doors to front, double glazed window to side.

OFF STREET PARKING

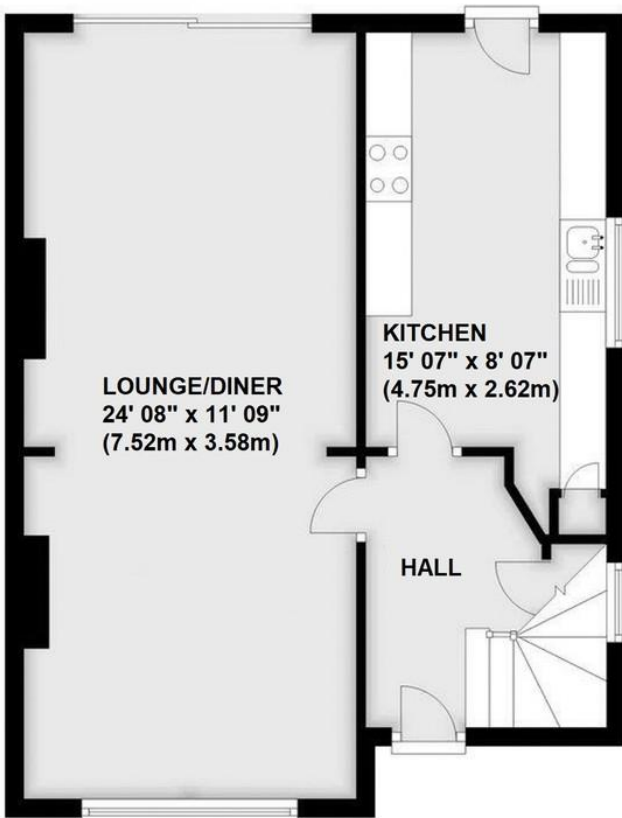
Drive, mature flowerbeds.

DOUBLE GLAZING

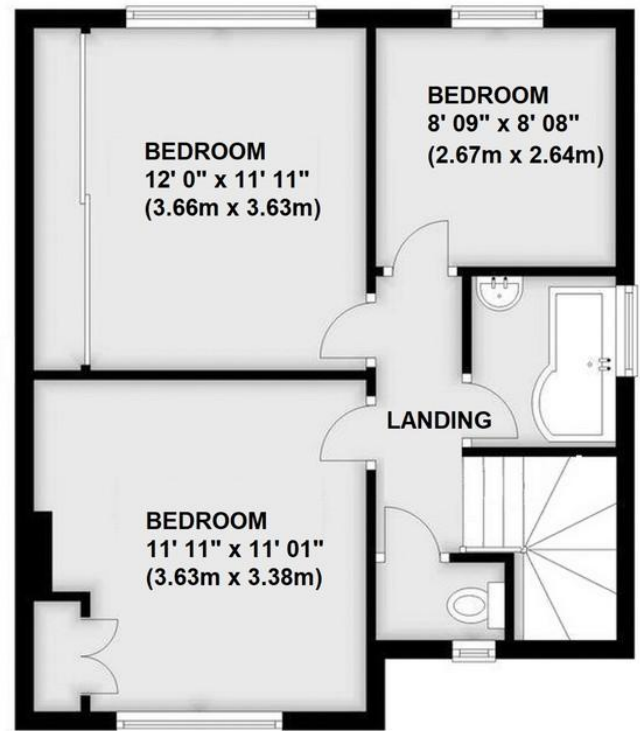
CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR



This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: E

Tenure: Freehold

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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