



Total area: approx. 79.8 sq. metres (859.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



Ryecroft Road | Petts Wood | BR5

£550,000

- Project opportunity
- Requires complete renovation
- Circa 60ft Westerly-facing rear garden
- Most convenient & popular of locations
- 3 bedroom semi-detached house
- Bay-fronted living/dining room
- Detached garage & driveway
- No onward chain



£550,000 Freehold



PROJECT OPPORTUNITY. Kenton are delighted to present this 3 bedroom semi-detached house, situated in the most convenient and popular of locations and representing a fantastic project opportunity for a prospective buyer. Objectively, the property requires complete renovation and modernisation throughout but is both double glazed and gas centrally heated (un-tested by default). Internally, to the ground floor, via a well-proportioned hallway you will find an ample-sized bay-fronted living/dining Room with the latter area featuring sliding doors onto the rear garden, in addition to a fitted kitchen to the rear. The first floor comprises three bedrooms (two of which currently feature fitted wardrobes, incidentally) and a family bathroom. Externally, there is a Westerly-facing rear garden which spans approximately 60ft in length and features a detached garage also. To the front is a paved driveway facilitating off-street parking for two vehicles. Notably, there are also precedents for varying different extensions amongst neighbouring properties. Ryecroft Road is, as aforementioned, most conveniently-situated with an extensive range of; transport links, general amenities and popular schools within close proximity. Namely, both Petts Wood Station and High Street are a mere short walk away, with the former providing direct and frequent services into central London and the latter an array of restaurants and bars and leisure and beauty facilities. The ever-popular and reputable Crofton Primary School (mixed) is also a mere few minutes' walk away and is currently rated Ofsted "outstanding". Offered to the market with the benefit of no onward chain.

Ryecroft Road, Petts Wood, BR5



Hallway

Double glazed leaded light window panels either side of wooden front door, coved ceiling, staircase to first floor with meter cupboard under, covered radiator, fitted carpet.

Living/Dining Room

24'11" x 12'0" maximum (7.60m x 3.67m maximum)

Double glazed leaded light bay window to front, double glazed sliding doors to rear garden, coved ceiling, feature gas fireplace, radiator, fitted carpet.

Kitchen

11'6" x 6'9" (3.51m x 2.07m)

Double glazed window to rear, double glazed frosted door to side (to rear garden), range of matching wall and base units, working surfaces with splashback tiling, space for cooker, plumbing for washing space, space for under-the-counter fridge and freezer, double radiator, vinyl flooring.

Landing

Double glazed frosted window to side, access to loft, fitted carpet.

Bedroom 1

13'6" x 9'2" maximum (4.11m x 2.79m maximum)

Double glazed leaded light bay window to front, coved ceiling, fitted wardrobes, radiator, fitted carpet.

Bedroom 2

11'5" x 9'11" onto wardrobes (3.49m x 3.02m onto wardrobes)

Double glazed window to rear, coved ceiling, fitted wardrobes, radiator, fitted carpet.

Bedroom 3

8'5" x 6'9" (2.57m x 2.06m)

Double glazed window to front, radiator, fitted carpet.

Bathroom

6'0" x 5'7" (1.84m x 1.69m)

Double glazed frosted window to rear, tiled walls, sink unit, low level W.C, tiled flooring.

Rear Garden

Approximately 60ft in length

Westerly-facing with; patio area, artificial lawn area, mature trees and shrubs, detached garage, side access via gate.

Garage

Front

Paved driveway facilitating off-street parking for two vehicles.

