



Sutherland Avenue Petts Wood BR5 1RB

Asking Price £1,250,000
Freehold



- **Stunning Family Home Offered Chain Free**
- **Four Double Bedrooms**
- **Two Reception Rooms**
- **Delightful Feature Garden Measuring 150' Approx**
- **Garage & Off Road Parking**
- **Excellent Location with School & Station Access**
- **Council Tax Band G**



CHAIN FREE. This stunning, 4 bedroom, detached family home, which is located on a stunning side road with excellent access to local transport links, a selection of well regarded schools, a host of amenities in Petts Wood, including the mainline station with its prompt and frequent services to Central London. This family home, which has so many attractive, period and original architectural features, offers buyers a spacious, bright and welcoming entrance hallway, two feature reception rooms, a modern fitted kitchen and a very handy utility space. On the first floor there are four double bedrooms, which are all accessed off of the spacious landing. Completing the first floor is a family bathroom and separate W.C. To the rear the stunning garden extends to 150' (Approx) and boasts an array of mature designs and features. The further selling points of this property include a ground floor W.C., access to the garage from the front and rear and off road parking. Very rarely do properties of this nature come onto the market, so with this in mind we would advise an early viewing to fully appreciate everything this delightful family home has to offer.

FRONT

Paved driveway offering off street parking. Mainly laid to lawn with a path leading up to a solid wood front door with access into:

HALLWAY

22'6 x 5'10 (6.86m x 1.78m)

Leaded light window to the side with secondary glazing. Under stairs storage cupboard plus a coat cupboard. Fitted carpet, ceiling beams, double radiator and picture rail. Stairs to first floor.

LOUNGE

21' x 14'2 (6.40m x 4.32m)

Two Leaded light windows to the front. Feature gas fireplace and a double radiator. Fitted carpet.

DINING ROOM

13'11 x 11'11 (4.24m x 3.63m)

Leaded light window to the rear plus door to the rear leading out to the garden. Feature gas fireplace with tiled hearth and double radiator. Fitted carpet, picture rail and ceiling beams.

GROUND FLOOR WC

Leaded light window to the side. Two piece suite comprising a pedestal wash basin and a low level W.C. Vinyl flooring.

KITCHEN

11'11 x 8'6 (3.63m x 2.59m)

Leaded light window to the rear, window to the side plus door to the side. Fitted kitchen with a range of wall and base units with complementing work surfaces. Stainless steel sink unit with mixer tap and drainer to the side. Freestanding oven (to remain). Fitted Bosch extractor, integrated dishwasher, larder cupboard with leaded light window to the side and wall mounted Worcester Bosch boiler. Vinyl flooring and a serving hatch.

LEAN TO

14'11 10'3 (4.55m 3.12m)

Door to the rear plus door to the front for side access and a door leading to the garage. A range of fitted work surfaces with drawer storage. Space and plumbing for washing machine.

LANDING

Leaded light window to the side with secondary glazing. Built in storage cupboard, fitted carpet and loft hatch.

BEDROOM ONE

14'7 x 11'11 (4.45m x 3.63m)

Leaded light windows to the rear. Built in storage cupboard and a range of built in wardrobes. Double radiator, vanity wash basin with mixer tap. Picture rail and fitted carpet.

BEDROOM TWO

13'11 x 12'3 (4.24m x 3.73m)

Leaded light windows to the front. Built in storage cupboard and double radiator. Recessed wash basin. Fitted carpet and picture rail.

BEDROOM THREE

14'6 x 8'5 (4.42m x 2.57m)

Leaded light windows to the front and side. Double radiator fitted carpet and picture rail. There is a BT fibre connection in this room.

BEDROOM FOUR

15'5 x 9'1 max (4.70m x 2.77m max)

Leaded light windows to the front. Built in storage cupboard, double radiator and a recessed wash basin. Fitted carpet and picture rail.

BATHROOM

Leaded light windows to the rear with secondary glazing. Two piece suite comprising a panel bath with mixer tap and wall mounted Aqualisa shower. Vanity wash basin with mixer tap and storage under. Airing cupboard housing water tank. Radiator, part tiled walls and vinyl flooring.

SEPARATE WC

Leaded light window to the side. Low level W.C. and vinyl flooring.

GARDEN

150' x 45' approx (45.72m x 13.72m approx)

A stunning mature garden which is mainly laid lawn. Hosting an array of features including well stocked borders and a rockery flower bed. To the rear a

pathway leads through the center of a feature hedged archway to a further lawned area and shielding hedge rows to the rear. Throughout there are a selection of mature trees. Further to this a paved pathway down the side joining two paved patio seating areas. There is a timber storage shed and side access.

GARAGE

15'7 x 8'10 (4.75m x 2.69m)

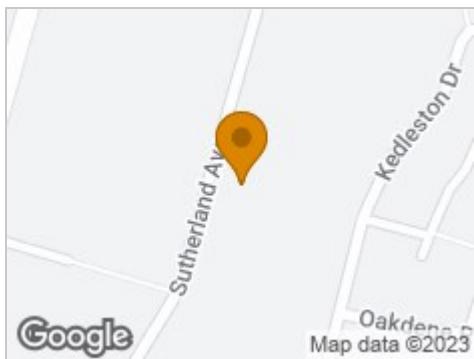
Solid wooden double doors to front. Leaded light windows to the side. Wall mounted gas and electric meters.

DIRECTIONS

From Petts Wood, Station Square, proceed up Petts Wood Road and across roundabout into Poverest Road. Sutherland Avenue is the first turning on the right.



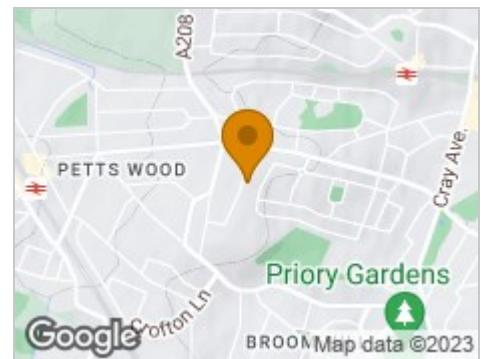
Road Map



Hybrid Map



Terrain Map



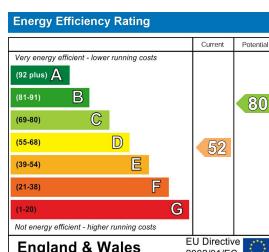
Floor Plan



Viewing

Please contact our Petts Wood Office on 01689 819991 or pettswood@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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