



## Eynsford Close Petts Wood BR5 1DP Freehold

**Asking Price £525,000**





Located within a quiet cul sac yet within easy reach of all local facilities is this two double bedroom bungalow, which is offered with vacant possession. Amongst the property's many features is its 17'9 x 13' lounge and 40' x 40' easily maintainable garden. This property is sure to attract much interest and as such your early viewing comes highly recommended.

### **FRONT**

Lawn front garden leading up to part glazed security front door with access into:

### **HALLWAY**

Karndean wood effect flooring. Single radiator.

### **LOUNGE**

17'4" x 13'0" (5.26 x 3.96)

Double glazed patio doors overlooking secluded rear garden. Karndean wood effect flooring, double radiator and a pebble effect fire. Door leading through to:

### **KITCHEN**

10'1" x 7'5" (3.07 x 2.26)

Dual aspect with double glazed security door to side plus double glazed windows overlooking secluded rear garden. Extensive range of fitted wall and base units finished in light oak with complementing granite effect roll top work surfaces. Single drainer single bowl sink unit with mixer taps and plumbing for washing machine. Space for fridge and separate freezer plus space for electric cooker with extractor hood. Partial tiling to walls and a wall mounted Worcester boiler.

### **BEDROOM ONE**

15'0" x 11'3" (4.57 x 3.43)

Double glazed windows to front. Fitted airing cupboard and single radiator.

### **BEDROOM TWO**

11'4" x 10'0" (3.45 x 3.05)

Double glazed windows to front. Karndean wood effect flooring and single radiator.

### **BATHROOM**

10'9" x 8'0" (3.28 x 2.44)

The modified bathroom/wet room has dual double glazed mottled windows to side. Walk in shower area with a Aqualisa shower. Vanity wash hand

basin, separate 2nd wash hand basin and a low level W.C. Double radiator and fully tiled walls.

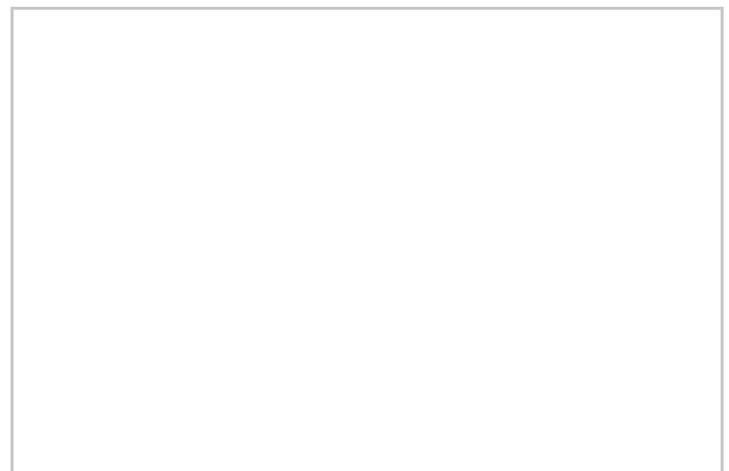
### **GARDEN**

40'0" x 40'0" (12.19 x 12.19)

Paved and has a carport plus detached shed.

### **DIRECTIONS**

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Left at mini-roundabout into Towncourt Lane and second right into Shepperton Road. Eynsford Close is the second turning on the left.



## Road Map



## Hybrid Map



## Terrain Map



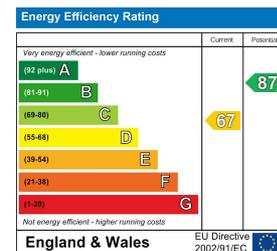
## Floor Plan



## Viewing

Please contact our Petts Wood Office on 01689 819991 or [pettswood@edmund.co.uk](mailto: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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