

**Petts Wood
Sales & Lettings**

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54 Willett Way, Petts Wood, Kent, BR5 1QE

£975,000

A quite stunning three bedroom family home, located in one of Petts Wood East most sought after roads and for which internal viewing is essential for the size and quality of accommodation to be fully appreciated. Amongst the properties many features are its 18'6 x 13' kitchen/diner with centre island and near full width bi-fold doors overlooking the stunning and secluded 86' garden. Additionally, there is a 40' garage plus driveway parking for two cars. Ideally located for all local facilities with Petts Wood shops and station within a short walk. This property is sure to attract much interest and as such your early viewing comes highly recommended.

- Detached family home
- Three bedrooms
- Lounge plus dining area
- Garage plus OSP
- Stunning 86' Approx garden
- Summer house/recreation room

FRONT

Superbly landscaped front garden with driveway parking for two cars leading up to an open storm porch and access via part glazed security front door with access into:

ENTRANCE HALL

Travertine tiling to floor. Modern upright radiator.

DOWNSTAIRS SHOWER ROOM

Mottled frosted double glazed window to side. A luxury white three piece suite comprising walk in shower cubicle with chrome riser. Low flush wc, vanity wash hand basin set in its own storage area. White ladder radiator and recess spot lights.

LOUNGE

14' 5" x 14' 5" (4.39m x 4.39m) Leaded light double glazed windows set in angle bay to front. Victoriana style radiator, solid wood flooring. Modern living flame coal effect gas fire set in pewter surround and set on granite hearth. Fitted book shelves and a arch way with sliding doors leading through to:

DINING AREA

13' 5" x 11' 3" (4.09m x 3.43m) Victoriana style radiator.

KITCHEN/DINER

18' 6" x 13' (5.64m x 3.96m) Near full width bi-fold doors overlooking the stunning and secluded rear garden. A luxury fitted kitchen, fitted in a shaker style with complimenting hard wood work tops. Breakfast bar island with a double bowl sink unit, chefs tap and seating for four with a corian work surfaces. Integral dishwasher and fridge. Space for a range cooker. Porcelain tiling to floor. Upright radiator, recess spot lights and lantern light.

UTILITY ROOM

9' 1" x 7' 1" (2.77m x 2.16m) Double glazed door to side. An extensive range of fitted wall and base units finished in a shaker style with complimenting wood effect roll top work surfaces. Single bowl sink unit with mixer taps and plumbing for washing machine. Porcelain tiled floor, double radiator and recess spot lights.

STAIRS TO FIRST FLOOR LANDING

FIRST FLOOR LANDING

Double glazed windows to side. Access to loft.

BEDROOM ONE

15' x 12' 5" excluding fitted wardrobes (4.57m x 3.78m) Leaded light double glazed windows set in angle bay to front. Victoriana style slim line radiator. An extensive range of fitted wardrobes. Reading lamps with dimmer switches.

BEDROOM TWO

14' x 11' 2" (4.27m x 3.4m) Double glazed windows overlooking the secluded rear garden. Victoriana style slim line radiator.

BEDROOM THREE

10' 1" x 7' 5" (3.07m x 2.26m) Double glazed windows to rear. Single radiator and fitted book shelves.

BATHROOM

10' 1" x 6' 2" (3.07m x 1.88m) Frosted double glazed windows to rear. A luxury four piece suite comprising ball and claw bath with mixer taps and shower attachment. Walk in shower unit with drench head and hand held additional shower. Low flush wc, vanity wash hand basin set in ornate stand and a Victoriana style radiator with chrome towel rail. Feature lighting to alcoves. Wood effect flooring.

SUMMER HOUSE/RECREATION ROOM

15' x 13' (4.57m x 3.96m)

GARDEN

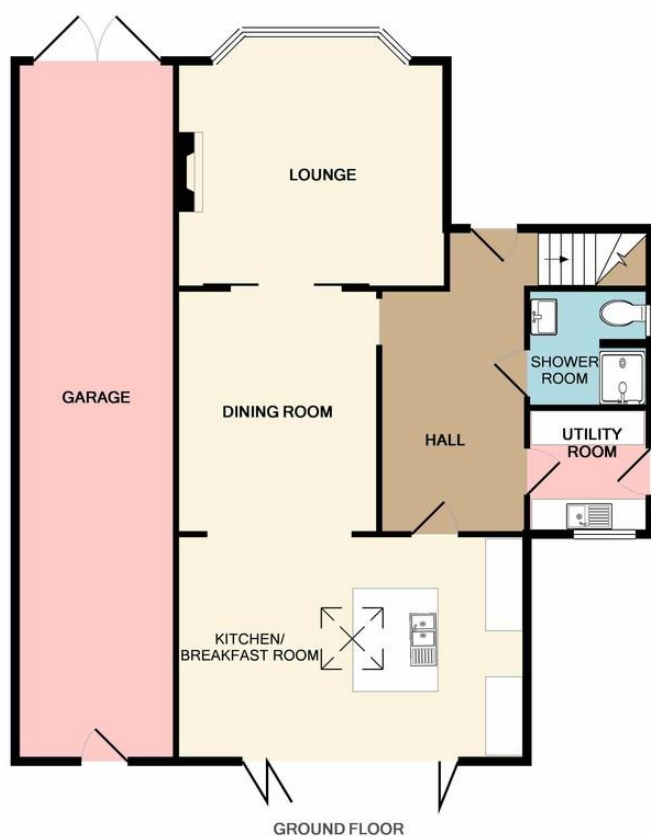
86' Approx. Is laid to lawn and has a separate sun deck with Indian lime stone slabs plus a raised decked area to the rear of the property. The garden is stocked with a vast array of mature shrubs and borders and provides near total seclusion. Glazed shed. Side access plus a separate utility room which has plumbing for a tumble dryer.

GARAGE

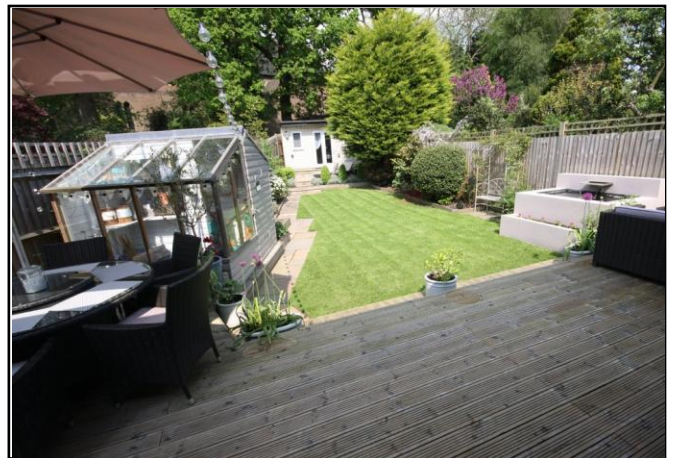
40' 1" x 8' 6" (12.22m x 2.59m) Double doors to the front. Light and power. Also a double glazed door leading into the garden.

Directions

From Petts Wood, Station Square, proceed down Petts Wood Road and right at crossroads into Tudor Way. Immediate left is Willett Way.



Measurements are approximate. Not to scale. Illustrative purposes only
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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

Current	Potential
41	66