



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		70	80
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Tudor Way | Petts Wood | BR5

Guide Price £1,100,000 - £1,200,000

-  Substantial and executive home
-  Ample reception space
-  4 double bedrooms (two of which are en-suite)
-  Garage & extensive driveway
-  Almost 2,500 square feet of accommodation
-  Stunning, contemporary open-plan Kitchen/Dining Room
-  Most attractive 200ft rear garden
-  Most conveniently-situated

Guide Price £1,100,000 - £1,200,000



GUIDE PRICE £1,100,000 - £1,200,000. CHAIN FREE. Kenton are delighted to present to the market a Must-View traditional, executive and substantial home, most conveniently-situated in the ever-coveted and desired Petts Wood. Having been thoughtfully-extended and resultantly comprising almost 2,500 square feet of accommodation, the property offers everything that a discerning prospective buyer would want with incredibly versatile accommodation and being presented in immaculate condition throughout. It is worthy of mention that the ever-reputable and current Ofsted "outstanding" rated Crofton Primary School (mixed) is situated within walking distance from this property. To the ground floor, you will find; a stunning contemporary open-plan kitchen/dining room (with; a central island and extensive unit and working surface space) with bi-folding doors to the rear garden, a sizeable primary reception room (which again features bi-folding doors to the rear garden) which in turn leads to two further rooms, one of which makes an ideal study/office room whilst the other could certainly be utilised as an additional fifth bedroom should one want. Furthermore, there is a separate living room to the front as well as a cloakroom with W.C off of the hallway. The first floor features 4 double bedrooms, two of which are en-suite, as well as a modern and stylish family bathroom which includes both a bath and separate walk-in shower cubicle. The master bedroom also benefits from the ever-desired and coveted walk-in wardrobe and notably, the other three bedrooms all benefit from built-in wardrobes and storage also. Externally, there is the most attractive of rear gardens, which spans approximately 200ft in length and approximately 40ft in width and in itself features an enormous patio area ideal for entertaining, as well as vast lawn areas with flowerbeds and borders. Furthermore, there is also a garage in addition to three separate storage sheds. To the front, you will find an extensive driveway, providing off-street parking for multiple vehicles. Tudor Way is, as aforementioned, most conveniently-situated, with a diverse range of; transport links, general amenities and popular schools within close proximity. Namely, Petts Wood Station is a mere few minutes' walk away and provides direct and frequent services into Central London. Petts Wood High Street/Parade is again, also a mere few minutes' walk away and offers an array of amenities, including a range of; popular restaurants and bars, convenient shops and also leisure facilities. Furthermore, the ever-popular, well-regarded and coveted Crofton School (mixed Primary) is also within close proximity. Offered to the market with the benefit of no onward chain.

## Tudor Way, Petts Wood, BR5



### Hallway

UPVC front door with frosted double glazed stained glass and side panel window, understairs storage cupboard, further storage cupboard, staircase to first floor, radiator, wooden flooring.

### Cloakroom

4'4" x 4'2" (1.31m x 1.28m)

Double glazed opaque window to front, low level W.C, wash hand basin in vanity unit with splashback tiling, extractor fan, wooden flooring.

### Reception Room 1

21'11" x 13'11" (6.68m x 4.24m)

Double glazed bi-folding doors to rear garden, coved ceiling, inset spotlighting, inset shelving, feature fireplace, radiators, fitted carpet.

### Kitchen/Dining Room

20'0" x 19'8" (6.10m x 5.99m)

Double glazed bi-folding doors to rear garden, double glazed window to rear, skylight window, inset spotlighting, extensive range of matching wall and base units and cupboards and drawers, extensive working surfaces with splashback tiling, stainless steel sink unit (with hot water dispenser), central island with further cupboards and drawers and wine rack and induction hob, integrated oven and grill, integrated microwave, plumbing for dishwasher, space for upright fridge freezer, radiator, wooden flooring.

### Reception Room 2

13'7" x 12'0" (4.14m x 3.67m)

Double glazed window to front, picture rail, radiator, fitted carpet.

### Study

7'9" x 6'0" (2.37m x 1.84m)

Double glazed window to front, coved ceiling, inset spotlighting, radiator, fitted carpet.

### Bedroom 5

11'4" x 10'8" (3.46m x 3.26m)

Double glazed window to front, coved ceiling, built-in storage cupboard, radiator, fitted carpet.

### Landing

Small skylight window, picture rail, access to loft, fitted carpet.

### Bedroom 1

19'5" x 14'6" (5.93m x 4.42m)

Double glazed window to rear, picture rail, radiator, fitted carpet.

### En-Suite 1

8'2" x 5'7" (2.50m x 1.70m)

Double glazed frosted window to side, inset spotlighting, extractor fan, walk-in shower cubicle with tiled walls, wash hand basin in vanity unit, low level W.C, fitted storage cupboard, radiator, tiled flooring.

### Walk-in Wardrobe

Approximately 2.20m in length x 1.50m in width

### Bedroom 2

13'7" x 12'0" (4.14m x 3.66m)

Double glazed window to front, picture rail, built-in wardrobes, radiator, fitted carpet.

### En-Suite 2

8'7" x 6'11" (2.61m x 2.11m)

Double glazed frosted window to front, inset spotlighting, extractor fan, walk-in shower cubicle, low level W.C, wash hand basin in vanity unit, heated towel rail, tiled flooring.

### Bedroom 3

14'5" x 9'11" (4.40m x 3.03m)

Double glazed window to front, picture rail, built-in wardrobe, radiator, fitted carpet.

### Bedroom 4

12'0" x 11'11" (3.67m x 3.63m)

Double glazed window to rear, picture rail, built-in storage cupboard, radiator, fitted carpet.

### Bathroom

11'2" x 8'7" (3.40m x 2.62m)

Double glazed frosted window to rear, inset spotlighting, picture rail, extractor fan, bath with shelving under and splashback tiling around, walk-in shower cubicle, low level W.C and wash hand basin in vanity unit with splashback tiling, tiled flooring.

### Rear Garden

Approximately 200ft in length x 40ft in width

Large patio area, light, water tap, extensive traditional lawn area, flowerbeds and borders, mature trees and shrubs, three separate storage sheds, access to garage, side access via gate.

### Garage

17'8" x 8'4" (5.39m x 2.53m)

Light, power and connection for electric vehicle charger.

### Storage Shed

8'11" x 7'11" (2.73m x 2.42m)

### Front

Extensive driveway providing off-street parking for multiple vehicles, lighting, patio area with flowerbeds and shrubs, mature tree, access to garage.

