

THOMAS BROWN

ESTATES



17 The Covert, Petts Wood, BR6 0BT

Guide: £720,000-£730,000

- 3 Bedroom, 2 Reception Room Semi-Detached Property
- Well Located for Petts Wood High Street & Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain, 100' Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, three bedroom semi-detached property located on the ever desirable The Covert, being offered with no forward chain and providing a fantastic opportunity to create a wonderful family home. STPP there is potential to extend across the rear and/or into the loft space as others have done on the road. Please note the property requires full refurbishment throughout and this has been reflected in the asking price. The accommodation on offer comprises: entrance hallway, lounge, dining room, kitchen and a WC to the ground floor. To the first floor are three bedrooms, bathroom and a WC. Externally there is a large 100' rear garden and the potential to add a driveway to the front STPP. The Covert is well located for easy access to Petts Wood station and High Street, bus routes, local shops and schools. Please call Thomas Brown Estate Agents to arrange a viewing to fully appreciate the quality of location and potential on offer.





ENTRANCE HALL

Door to front, opaque window to side, exposed floorboards.

LOUNGE

13' 10" x 11' 11" (4.22m x 3.63m) Window to front, exposed floorboards.

DINING ROOM

14' 11" x 12' 02" (4.55m x 3.71m) Window and door to rear, exposed floorboards.

KITCHEN

13' 04" x 8' 11" (4.06m x 2.72m) Window to side and rear, exposed floorboards, radiator.



CLOAKROOM

Low level WC, wash hand basin, opaque window to front.

STAIRS TO FIRST FLOOR LANDING

Opaque window to front, exposed floorboards, radiator.

BEDROOM 1

14' 03" x 12' 0" (4.34m x 3.66m) Bay window to rear, exposed floorboards.

BEDROOM 2

11' 11" x 11' 10" (3.63m x 3.61m) Window to front, vinyl flooring.



BEDROOM 3

9' 06" x 7' 11" (2.9m x 2.41m) Window to rear, vinyl flooring.

BATHROOM

Wash hand basin, bath, opaque window to side, exposed floorboards.

SEPARATE WC

High level WC, opaque window to side, exposed floorboards.

OTHER BENEFITS INCLUDE:

REAR GARDEN

100' 0" (30.48m) Laid to lawn, side access.

FRONT GARDEN

Lawn, potential to create a drive (STPP).

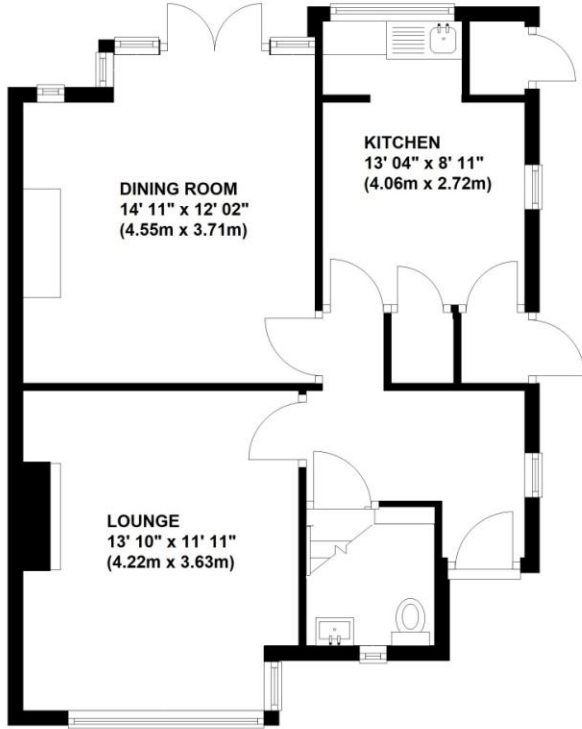
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



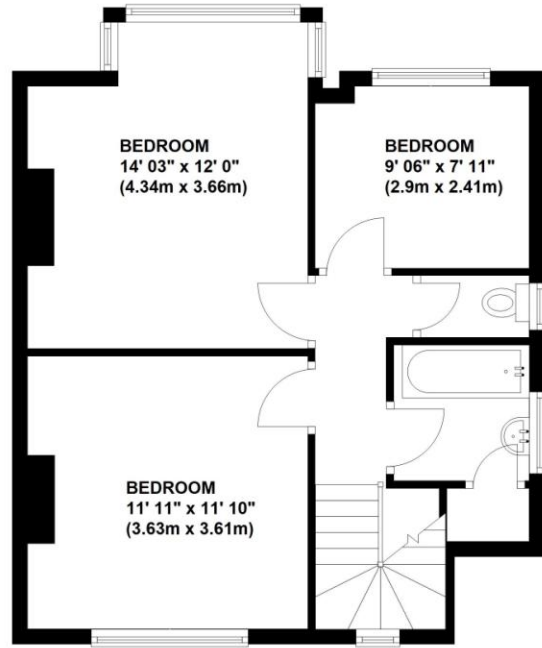
Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



Total area: approx. 101.6 sq. metres (1093.1 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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