



201 Crescent Drive, Petts Wood, Kent, BR5 1AZ

Price Guide £700,000 to £725,000 Edmund are delighted to welcome this charming semi-detached house located on Crescent Drive, which still remains one of Petts Wood's most popular roads. This property has been extended to offer four bedrooms, perfect for a growing family or those in need of extra space. There are two reception rooms with ample space for entertaining guests and a modern, fitted kitchen and conservatory. The first floor has a large and inviting family bathroom as well as a separate W.C.

The house features a lovely, well-maintained and secluded South Westerly aspect garden, ideal for enjoying sunny afternoons or hosting outdoor gatherings, the garden extends to 113' and really is a joy to behold. Additionally, there is a garage and off-road parking providing convenience and ease for those with vehicles.

Situated in the catchment areas for both Crofton School and St James R.C School, this property offers a fantastic opportunity for families looking to secure a spot in highly reputable schools for their children.

This family home is conveniently located near Petts Wood's shops and amenities of Queensway and Station Square, along with a host of supermarkets and the mainline station with fast and frequent services to Central London.

Don't miss out on the chance to own this wonderful property set upon this very desirable location. Book a viewing today and envision the size and accommodation which is on offer.

In accordance with the Estate Agents Act 1979, and the Provision of Information Regulations 1991, we point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that Act.

- Extended 4 bedroom family home; set upon this highly desirable road.
- Close to Petts Wood shops and Station.
- Stunning South Westerly aspect garden.
- Garage and off road parking.
- In the catchment for outstanding schools.

Price Guide £700,000 to £725,000

Crescent Drive, Orpington, BR5

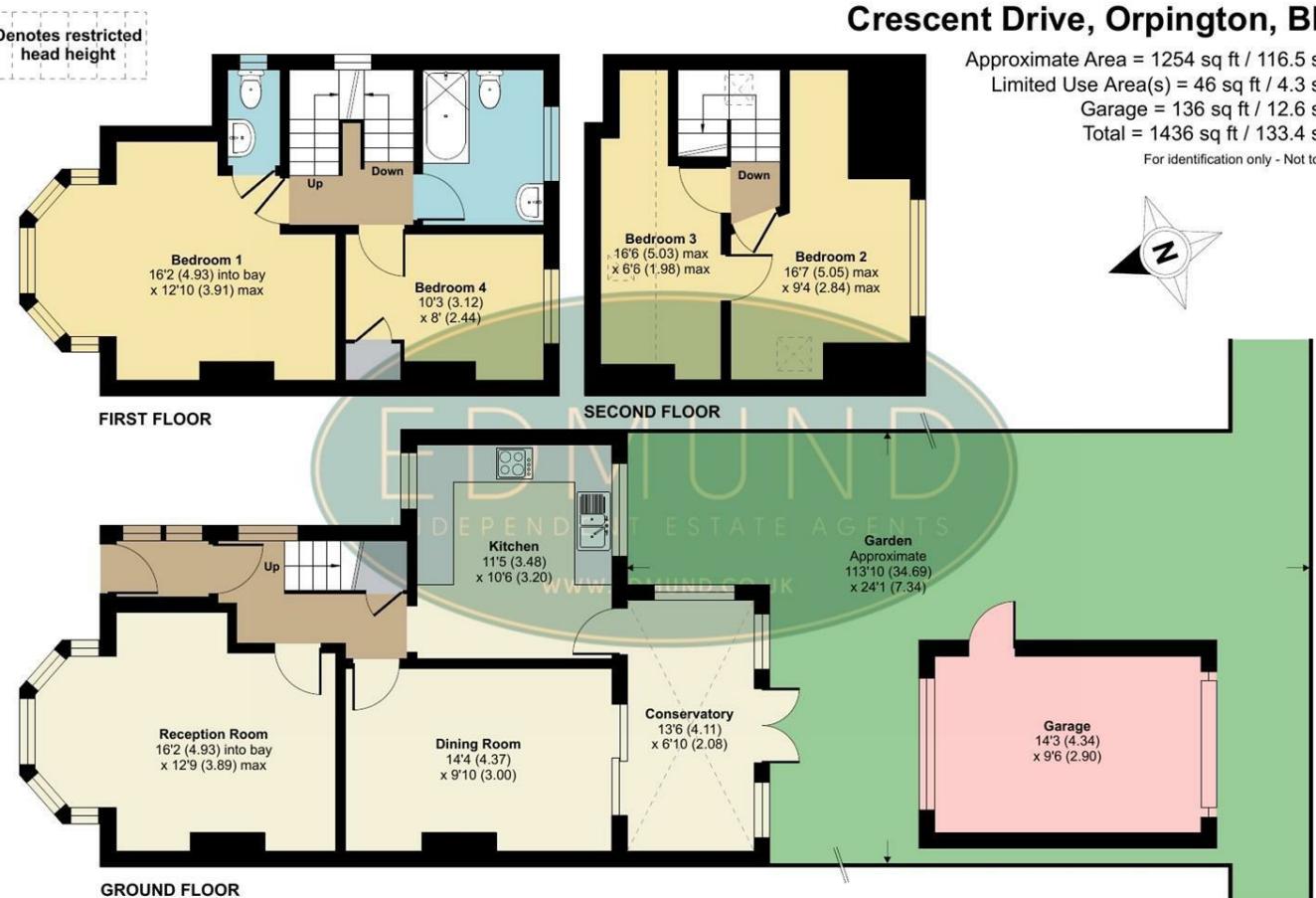
Approximate Area = 1254 sq ft / 116.5 sq m

Limited Use Area(s) = 46 sq ft / 4.3 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1436 sq ft / 133.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		EU Directive 2002/91/EC