



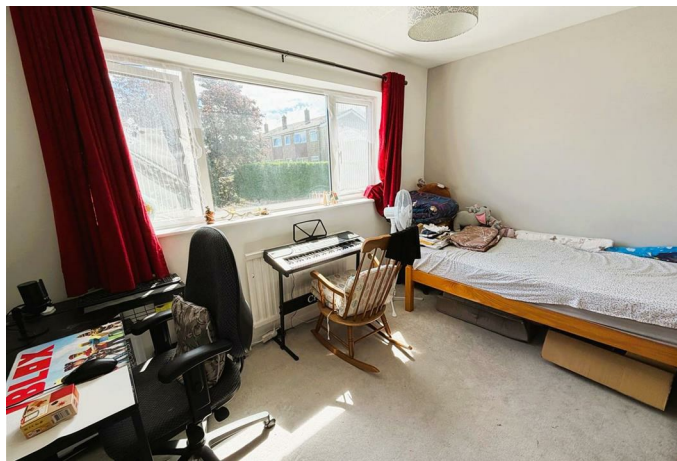
7 Woodcote Drive, Crofton, Kent, BR6 8DB
£565,000

7 Woodcote Drive, Crofton, Kent,
BR6 8DB

- Excellent Family Home Ideally Located For Crofton Schools
- Four Well Proportioned Bedrooms
- Large Lounge/Diner With Access To Private Garden
- Off Road Parking & Garage
- Ground Floor Shower Room & First Floor Bathroom
- Located Between Petts Wood & Orpington Stations



CHAIN FREE SALE. Located on the popular Place Farm Development within easy reach of the outstanding Crofton Schools is this rarely available four bedroom terraced home, which also benefits from off road parking and a garage. The property is a good size family home, offering a spacious kitchen, hallway, ground floor shower and internal access in to the garage. Across the rear the property features a bright and sizable lounge/diner with access to a well kept rear garden. On the first floor buyers will note four well proportioned bedrooms and a family bathroom. The property is situated between Petts Wood & Orpington, with both towns have excellent access to mainline stations, a host of excellent local schools and a vibrant community which is perfect for young families. These types of properties don't come on to the market often, so your early viewing is highly advised.

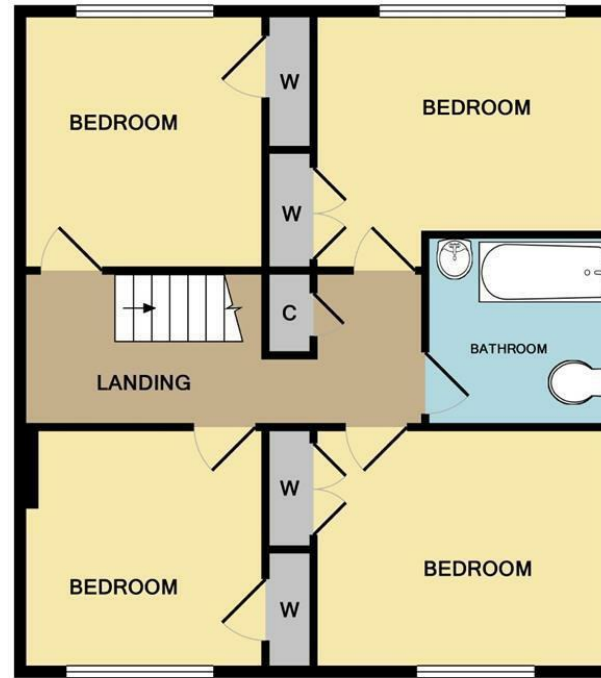


Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

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

Energy Efficiency Rating Scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current rating: 67. Potential rating: 85.

01689 819991

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