



**257 Crescent Drive, Petts Wood, Kent, BR5 1AY**  
**£2,650 Per Month**

257 Crescent Drive, Petts Wood,  
Kent, BR5 1AY

- Redecorated & Extended 4 Bed Family Home
- Available Now
- 180' West Facing Garden
- Excellent Location Close Shops and Schools
- Walking Distance to Transport Links to Central London
- Council Tax Band E



Located on Crescent Drive and available now for viewing and occupation, Edmund present this redecorated and extended semi detached family home. The property is located on one of Petts Wood's most requested roads, excellent for local shops, supermarkets, outstanding schools and of course Petts Wood station. The property features 4 first floor bedrooms, three toilet facilities and 180' West aspect garden. Call now to view.

## 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.





**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			84
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-54)	D		63
(39-38)	E		
(21-20)	F		
(11-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**01689 819991**  
[www.edmund.co.uk](http://www.edmund.co.uk)

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