



201 Crescent Drive, Petts Wood, Orpington, Kent, BR5 1AZ
£686,000

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

- 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.



Edmund are delighted to welcome this charming semi-detached house located on Crescent Drive, which still remains one of Petts Wood 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.

Viewing

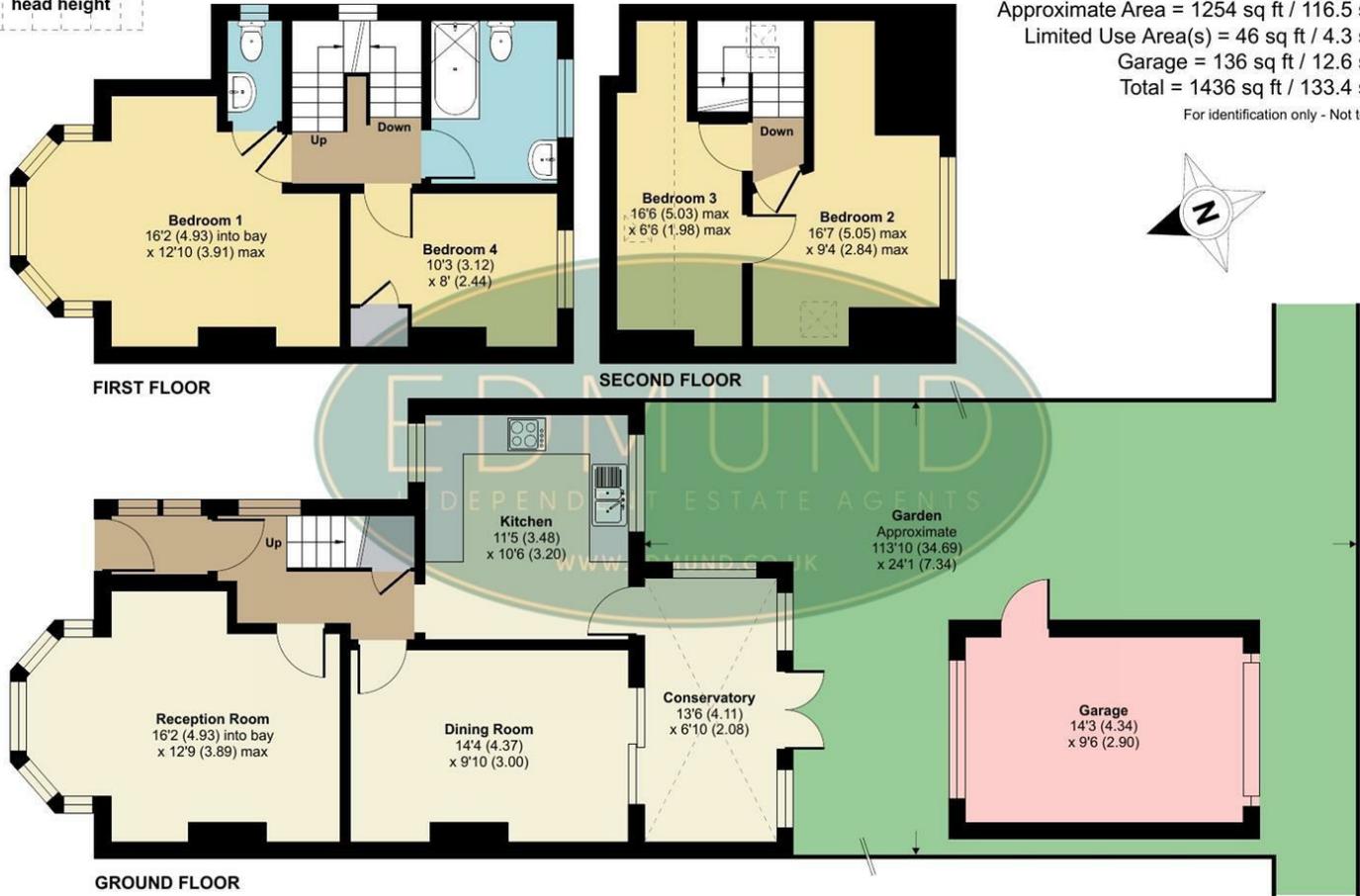
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



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

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Edmund Estate Agents. REF: 1166756

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	

01689 819991

www.edmund.co.uk

