



40 St. Thomas Drive, Crofton, BR5 1HF

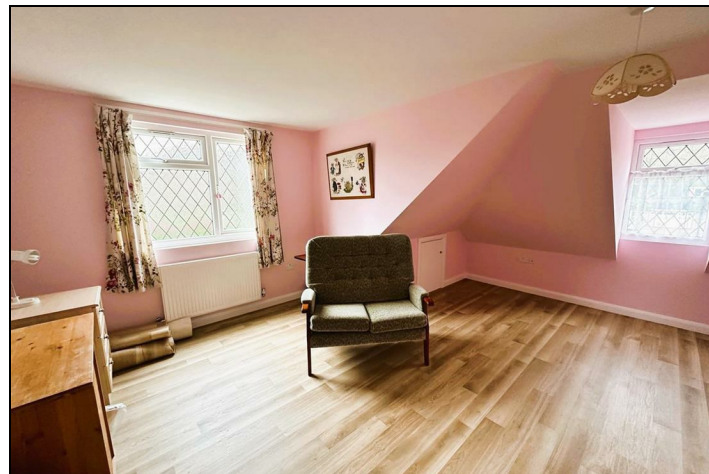
FREEHOLD

£775,000

Located towards the end of this no through road, with access almost immediately to the stunning Sparrow Wood, Edmund offer this extended, detached & deceptively spacious bungalow. The property is positioned for the catchment of both Crofton Schools & Darrick Wood, as well as access to both Orpington and Petts Wood Stations. The property accommodation comprises a spacious hallway leading to two of the bedrooms, as well as the family bathroom & W.C. There is an excellent size lounge overlooking the garden to the rear & a good size fitted kitchen. Further to this there is a sun room overlooking the well kept & secluded garden. On the first floor the recently completed loft conversion hosts two further double bedrooms & a modern shower room. The property is located within the heart of this delightful community with a host of amenities near by. Call now to view this spacious family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	73	
(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	

- EXTENDED DETACHED BUNGALOW
- WELL PRESENTED WITH A GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM
- EXCELLENT SIZE LOUNGE & MODERN KITCHEN
- COUNCIL TAX BAND F
- 4 DOUBLE BEDROOMS
- GARAGE & WELL PRESENTED REAR GARDEN
- CROFTON & DARRICK WOOD SCHOOL CATCHMENTS



Hallway 15'6 x 10'5 (4.72m x 3.18m)

Double glazed UPVC front door. Radiator with cover. Fitted carpet. Storage cupboard.

Ground Floor WC

Double glazed window to the side. Low-level WC. Vinyl flooring. Tiled walls.

Kitchen 11'5 x 10'11 (3.48m x 3.33m)

Double glazed double aspect windows to the side and rear. Door to the rear leading up to the garden. Range of wall and base units with rolltop work surfaces. A central island with seating under. A four burner gas hob with splashback tiling and a fitted extractor fan over. Stainless steel sink with mixer tap and drainer to the side. High-level Electrolux oven. Integrated dishwasher. Integrated fridge and freezer. Laminate wood flooring. Radiator.

Lounge 23'10 x 11'5 (7.26m x 3.48m)

Double glazed sliding patio doors to the rear. Three windows to the side. Feature electric fireplace. 2 Radiator's. Laminate flooring.

Ground Floor Bathroom

Double glazed window to the side. Two piece suite, comprising a panel bath with thermostatic shower and folding glass screen. Vanity wash hand basin with mixer tap. Tiled walls. Extractor. Radiator. Vinyl flooring.

Bedroom Three 16'4 x 11'5 (4.98m x 3.48m)

Double glazed bay window to the front. Complete range of built in wardrobes. Built in storage cupboard. Fitted carpet. Double radiator.

Bedroom Four 12'6 x 11'5 (3.81m x 3.48m)

Double glazed bay window to the front. Corner sink unit with wash hand basin. Fitted carpet. Double radiator.

First Floor Landing

Double glazed window to the side and fitted carpet.

Master Bedroom 22'2 x 16'10 at max points and into reduced height (6.76m x 5.13m at max points and into reduced height)

Double glazed windows to the front and to both sides. Eaves storage. Vinyl flooring. Radiator.

Bedroom Two 14'8 x 13'11 at max points and into reduced height (4.47m x 4.24m at max points and into reduced height)

Double glazed windows to the side and to the rear. Eaves storage space. Range of built-in wardrobes. Vinyl flooring. Radiator.

Shower Room

Double glazed window to the side, three-piece suite, comprising a corner glass shower cubicle with thermostatic shower. Low level WC. Wall mounted vanity wash basin with mixed tap. Mounted heated towel rail. Tiled walls. Vinyl flooring. Recessed spotlights. Extractor fan.

Conservatory 22'6 x 8'0 (6.86m x 2.44m)

Double glazed windows to the rear and side. Double glazed doors to the rear and side. Tiled flooring. Radiator and lighting.

Garden approx 60' (approx 18.29m)

Mature garden, which is positioned close to Sparrow Woods . Mainly laid to lawn with a range of borders, feature pond, a small bridge, crossing a further pond leading to a small summer house. The garden is mainly secluded via a selection of trees to the rear. There is a large entertaining patio, timber storage shed and side access.

Garage 16'1 x 9' (4.90m x 2.74m)