



**40 St. Thomas Drive, Crofton, BR5 1HF**

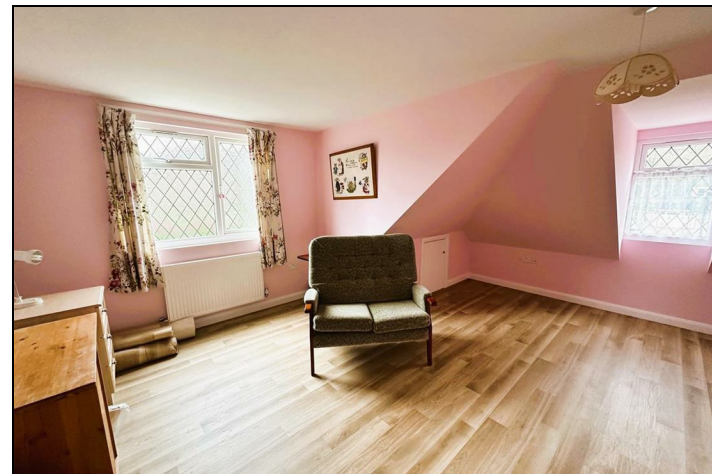
**FREEHOLD**

**£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)