



5 Place Farm Avenue, Crofton, Kent, BR6 8DG
£450,000

5 Place Farm Avenue, Crofton,
Kent, BR6 8DG

- Three Bedroom Family Home
- Excellent Location Close to Darrick Wood and Crofton Schools
- Well Presented With a Modern Kitchen & Bathroom
- Located Between Petts Wood & Orpington
- Private Garden & Garage En Bloc
- Council Tax Band D



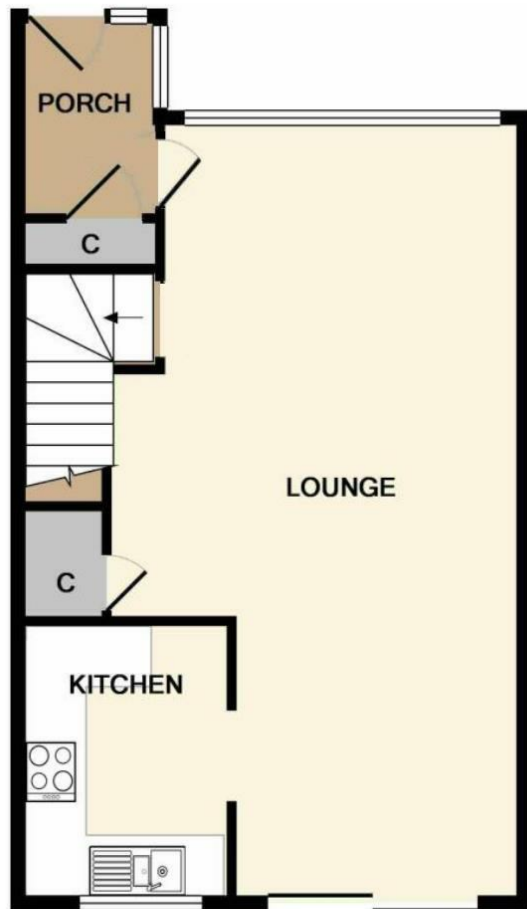
Available now to view is this well presented, three bedroom, family home which is positioned on the popular Place Farm development. The property is well located for access to Petts Wood & Orpington stations, a selection of local shops & the hugely popular Darrick Wood and Crofton Schools. The property has a sizeable thru lounge, fitted kitchen & three bedrooms plus a family bathroom on the first floor. There is a well maintained garden to the rear, which backs onto an open green & there is a garage en-bloc. Call now to arrange your earliest viewing.



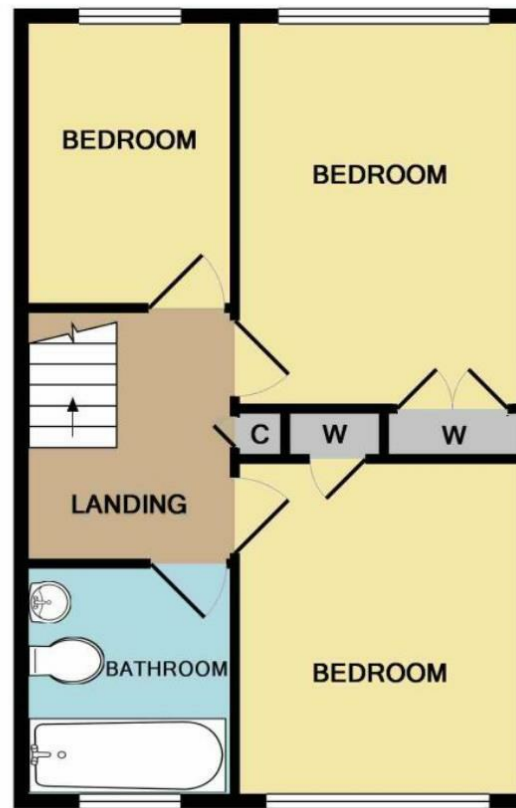
Viewing

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

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	73	85
(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

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