



## Place Farm Avenue, Crofton

### Freehold

### Offers In Excess Of £400,000

This extremely well maintained and presented two bedroom end of terrace house. The property is located in the ever popular Crofton development and possess a lovely and secluded West facing rear garden, which has recently been re-landscaped. Apart from being in A1 order throughout this property benefits from the additional window in both the lounge and bathroom plus set within close proximity to Orpington station. Sure to attract much interest and worthy of your early viewing.

## Property Features

- End of terrace house
- Two bedrooms
- 19'6 x 13'1 Lounge
- A1 order throughout
- Secluded West facing garden

- Popular location

## Property Description

### FRONT

Lawn front garden leading up to part glazed security door with access into:

### PORCH

Mottled double glazed window to side. Two large storage cupboards. Part glazed security door leading into:

### HALLWAY

Double radiator and large under stairs storage area with bespoke doors.

### LOUNGE

*19' 6" x 13' 1" (5.94m x 3.99m)*

Dual aspect with double glazed windows to side and double glazed full width patio doors leading out to the secluded West facing rear garden. Two double radiators plus a living flame coal effect fire set in ornate surround and set on granite hearth.

### KITCHEN

*11' 1" x 6' 8" (3.38m x 2.03m)*

Double glazed windows to front. An extensive range of fitted wall and base units finished in solid oak with complementing granite effect roll top work surfaces. One 1/2 bowl single drainer sink unit with mixer taps and plumbing for washing machine. Space for cooker with brush steel extractor hood, space for upright fridge freezer and partial tiling to walls.

### STAIRS TO FIRST FLOOR LANDING

### LANDIING

Access to loft. Large storage cupboard.

### BEDROOM ONE

*13' x 12' 5" max points (3.96m x 3.78m)*

Double glazed windows overlooking the secluded West facing garden. Single radiator and extensive wardrobes.

### BEDROOM TWO

*13' 2" x 10' 5" (4.01m x 3.18m)*

Double glazed windows to front. Single radiator and large fitted wardrobe.







### BATHROOM

Double glazed window to side. Luxury white three piece suite comprising bath with mixer taps plus separate Aqualisa shower and glass screen. Vanity wash hand basin set in its own storage area and low level W.C. Chrome ladder radiator, recess spot lights and fully tiled walls.

### GARDEN

35' Approx. (10.67m)

Faces West and enjoys a high level of seclusion. The garden has two Indian sand stone patio areas in addition to a lawn area with beds to the side.

### GARAGE

En bloc

### DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Left at mini-roundabout into Towncourt Lane and across next mini-roundabout into Crofton Lane. Second left is Place Farm Avenue.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



**Local Authority:** Bromley London Borough Council  
**Council Tax Band:** Band D  
**Viewings:** Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.