



1B Heath Side, Crofton, Kent, BR5 1EY
£850,000

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- Stunning Detached Family Home
- 3 Double Bedrooms & Master En Suite
- Magnificent Open Plan Kitchen/Diner
- Ground Floor W.C & First Floor Family Bathroom
- Off Road Parking & 19'8 Integral Garage
- Secluded Rear Garden With Entertaining Patio
- Excellent Location for Crofton & Darrick Wood Schools
- EV Charging Unit



A stunning and rarely available three double bedroom detached family home, which features a magnificent open plan kitchen/breakfast room, master en-suite and is set in this 'no through road' location within the catchment of highly sought after Crofton and Darrick Wood schools. The property in our opinion is well presented throughout offering instant 'kerb appeal' with a well appointed driveway and frontage that has an EV Charging unit, the property offers a welcoming hallway with a ground floor W.C, in turn this leads to a good size lounge and to the stunning kitchen/diner and conservatory. The first floor doesn't disappoint and offers a three good size bedrooms, a master en-suite shower room and contemporary family bathroom. Further features include a large garage measuring 19'8 and a well maintained and secluded rear garden. This exceptional family home located very close to a selection of local shops and the delight of Sparrow Wood, so call now to secure your viewing appointment.

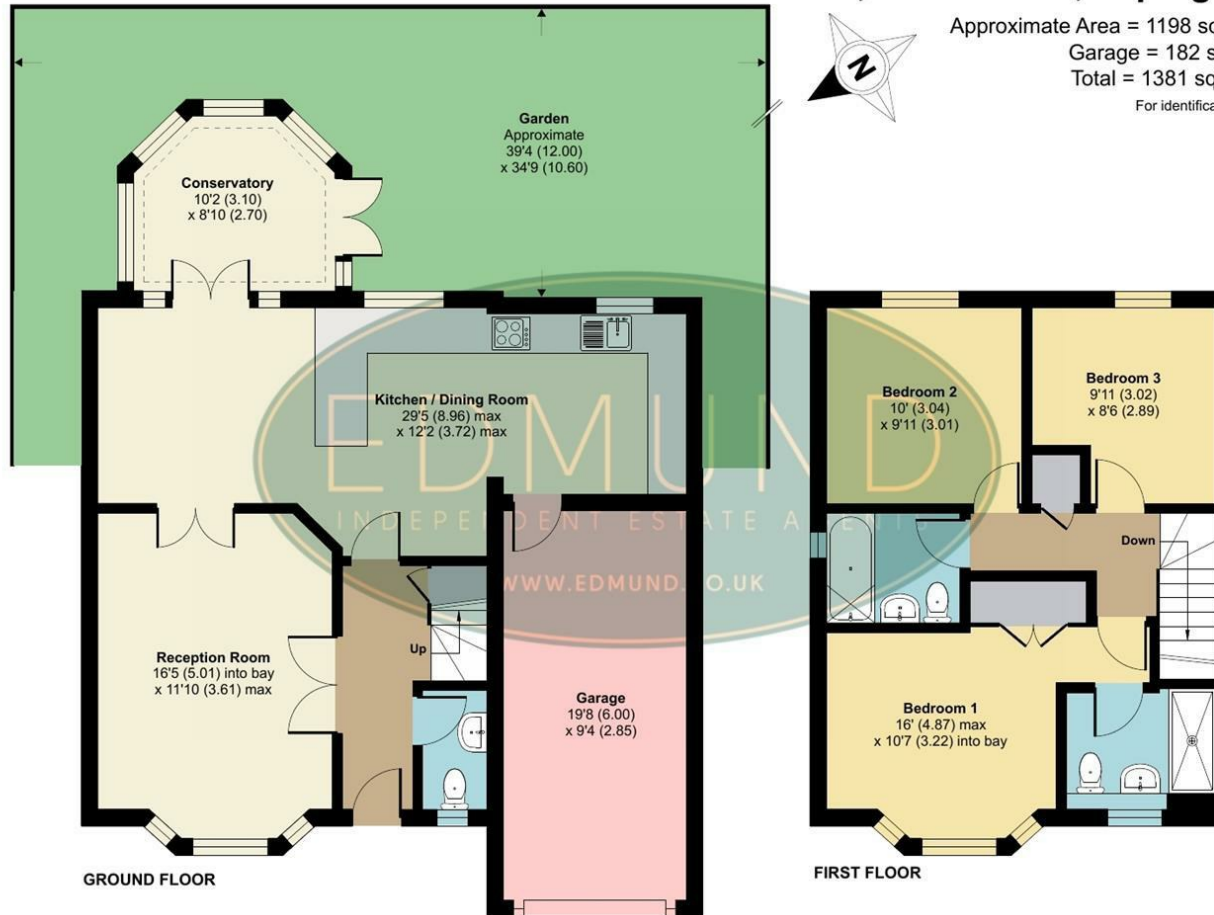
Viewing

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.



Heath Side, Petts Wood, Orpington, BR5

Approximate Area = 1198 sq ft / 111.2 sq m
 Garage = 182 sq ft / 16.9 sq m
 Total = 1381 sq ft / 128.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Edmund Estate Agents. REF: 1310746

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		82
(81-91) B		
(69-80) C	69	
(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

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