



93 Crofton Lane, Crofton, Kent, BR5 1HB
£585,000

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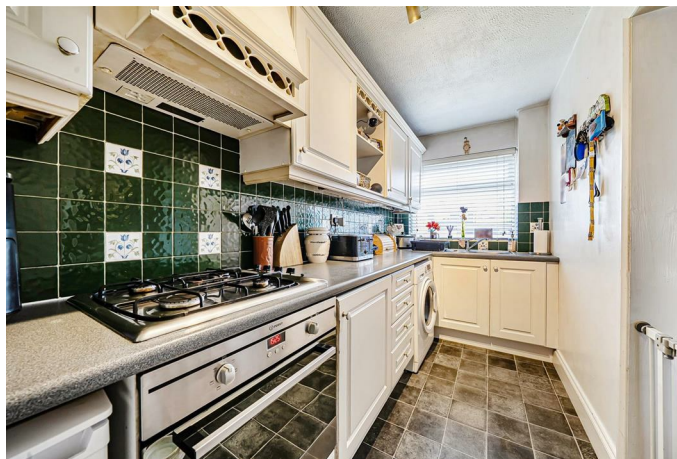
- Excellent School Catchment
- Lovely Large Lounge / Diner
- Stunning Rear Garden with Artificial Laid Lawn
- Driveway Parking for 3 Cars
- Close to Station and Local Shops
- Council Tax Band D



Located in the heart of Crofton, with excellent and convenient access to the outstanding schools of Crofton Infant & Junior and Darrick Wood, Edmunds welcome this rarely available three/four bedroom end of terrace family home. The property has been wonderfully extended to the rear to offer a larger lounge/dining room which opens on to a stunning rear garden. The ground floor offers a welcoming hallway, a modern fitted kitchen and the lounge diner. Bedroom 4 has been created with the thoughtful conversion of the garage, but could be utilized as a home office or children's playroom. On the first floor there are three good size bedrooms and a large family bathroom. The rear garden has been beautifully designed with artificial laid lawn and stylish decking which sets itself up for enjoyable summer entertaining. The property to the front has a much larger than average driveway for properties within this locality and can accommodate three vehicles. Within this outstanding location buyers will find access to both Petts Wood & Orpington stations, both with frequent London bound services, plus an array of well regarded local shops, businesses, cafes and supermarkets. A viewing is very much advised.

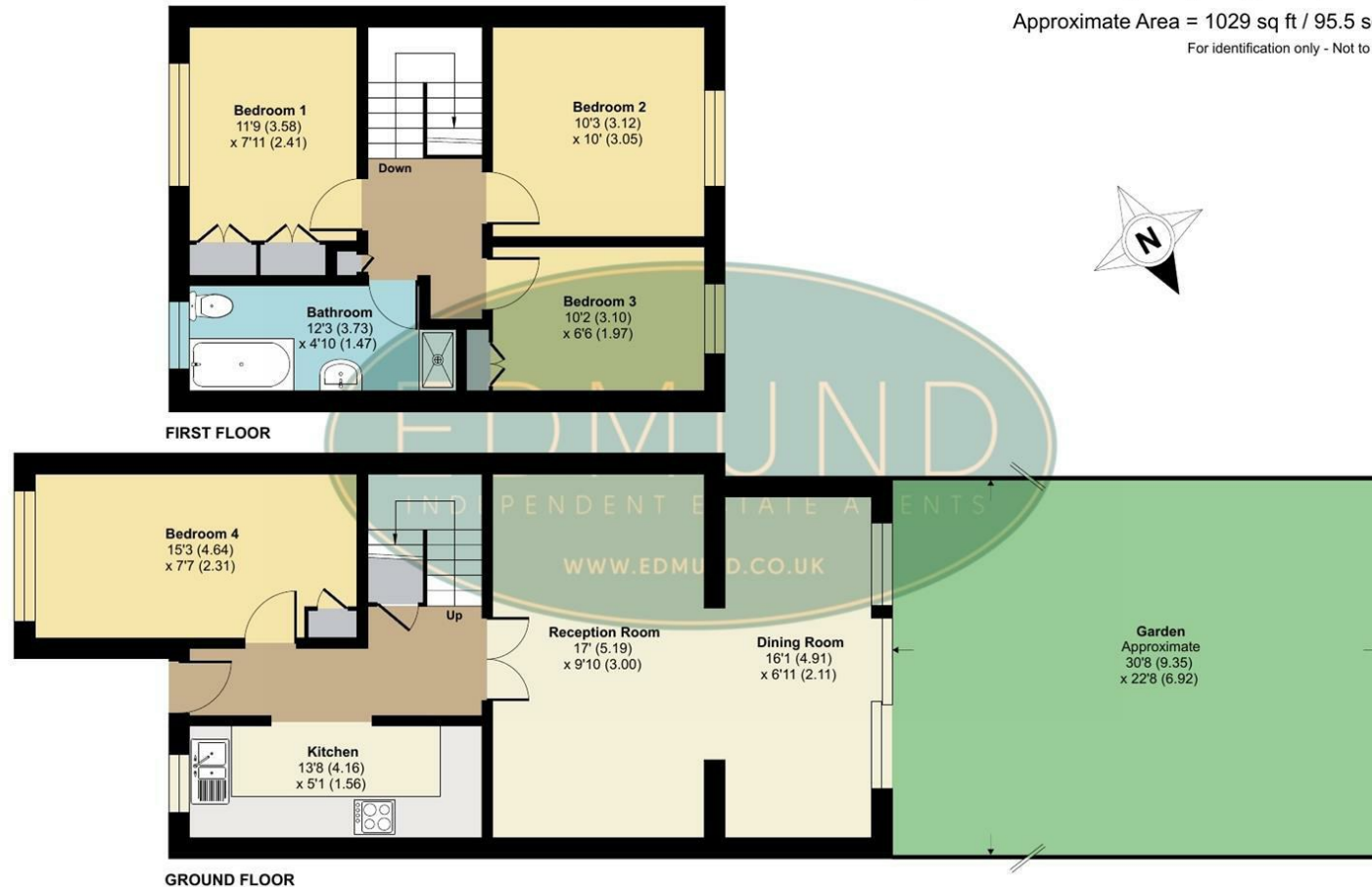
Viewing

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.



Crofton Lane, Petts Wood, Orpington, BR5

Approximate Area = 1029 sq ft / 95.5 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 2026. Produced for Edmund Estate Agents. REF:1459808

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		
(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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