



GUIDE PRICE

£850,000

Crest View Drive

Orpington, BR5 1BX

PROPERTY SUMMARY

OPEN DAY SATURDAY 21ST MARCH BY APPOINTMENT ONLY

GUIDE PRICE £850,000 - £875,000

Sinclair Hammelton are delighted to present this beautifully renovated and extended four-bedroom semi-detached home, ideally positioned just a short stroll from Petts Wood High Street.

Crest View Drive has been thoughtfully refurbished by the current owners to an exceptional standard, combining high-quality finishes with practical modern living throughout.

Upon entering the property you are welcomed by a spacious yet cosy living room — an inviting space, perfect for relaxing or enjoying a family movie night. The hallway then leads to a useful utility area with space for laundry appliances and additional storage. To the rear of the property is the impressive open-plan kitchen and dining area, designed to be the heart of the home. The kitchen features high-end integrated appliances, a striking central island and generous space for both everyday dining and entertaining. This area flows seamlessly into a unique sunroom, where large skylights and extensive glazing flood the space with natural light, creating a bright and relaxing environment overlooking the garden. The kitchen, dining area and sunroom also benefit from air conditioning, providing additional comfort throughout the year. The ground floor further benefits from a modern downstairs WC.

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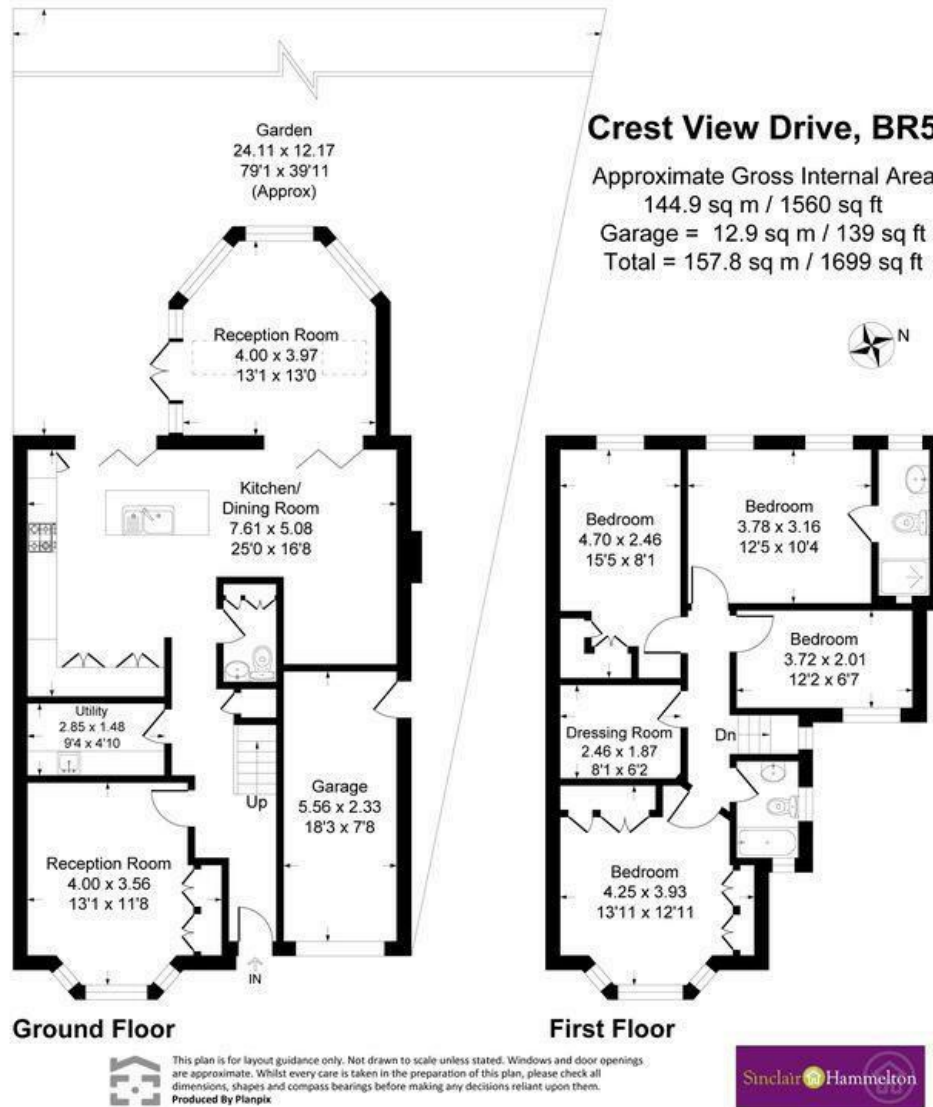
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LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
C

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements



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OFFICE DETAILS

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