



218 Crescent Drive, Petts Wood, Kent, BR5 1AX
£695,000

218 Crescent Drive, Petts Wood, Kent, BR5 1AX

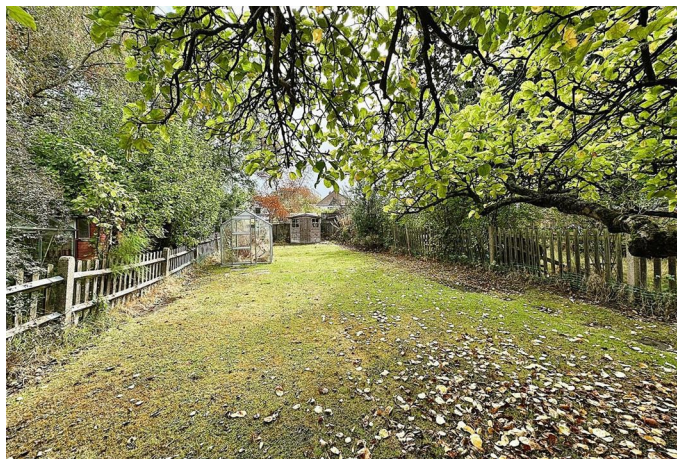
- Three Bedroom Family Home in Prime Road
- Extended to The Rear With Further Extensions Possible (STPP)
- Thru Lounge & Kitchen/Breakfast Room
- Off Road Parking & 25' Approx Garage
- Chain Free Sale
- Excellent Location For Schools & Station
- Council Tax Band E



CHAIN FREE. Located on Crescent Drive, central for access to Petts Wood station is this extended, three bedroom semi-detached family home. The property features a wonderful 140' garden and has been extended to offer a larger kitchen/diner. On the ground floor the property has a spacious entrance hallway, two receptions with inter locking doors and a bright kitchen/dinner. On the first floor there are three bedrooms, the master benefitting from a range of built in wardrobes and there is a family bathroom. To the front the property has off road parking and front and rear access to a 25' approx garage. The property is located on this very popular side road, with access to a selection of local schools including Crofton Infant & Junior & St. James R.C. A viewing is very highly 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C3025

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	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01689 819991

www.edmund.co.uk

