



31 Place Farm Avenue, Crofton, BR6 8DG
£470,000

31 Place Farm Avenue, Crofton,
BR6 8DG

- Set on the Popular Place Farm Development
- Three Bedroom Terraced House
- Beautifully Refurbished to a High Spec
- Located in the Catchment for Crofton and Darrick Wood Schools
- Council Tax Band D



Set upon the popular Place Farm development, and fronting onto a pleasant green is this stunning, three bedroom, family home which is set in the catchment for Crofton & Darrick Wood Schools. The property has been beautifully refurbished to a high spec and is ready to move into. Viewing is a must.



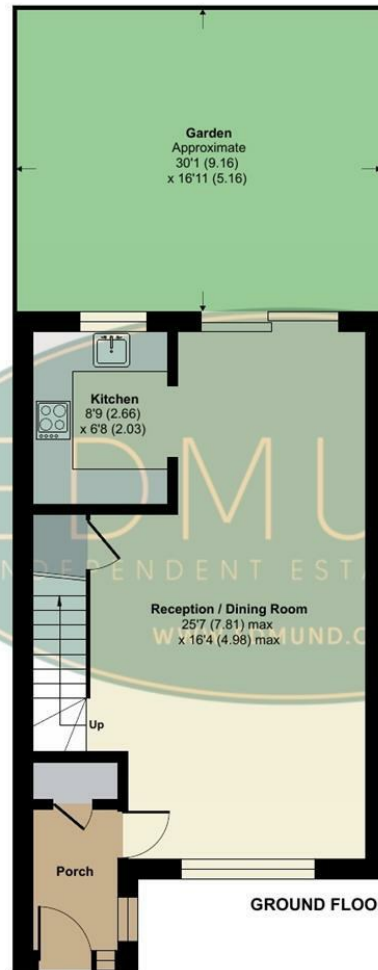
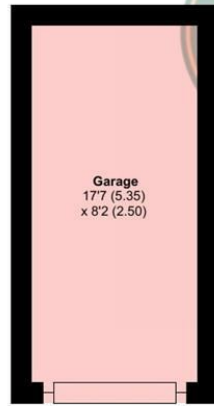
Viewing

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.

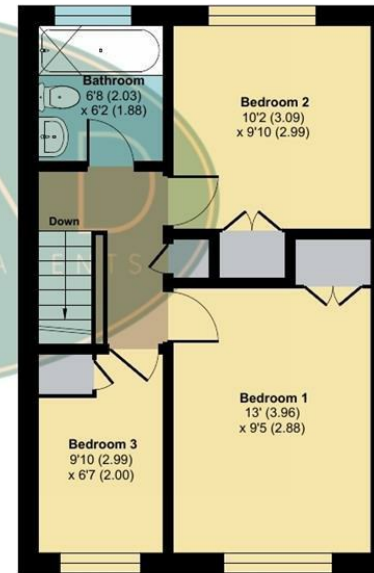
Place Farm Avenue, Orpington, BR6

Approximate Area = 865 sq ft / 80.3 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Edmund Estate Agents. REF: 1486506

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	74	80
(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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