Petts Wood Office

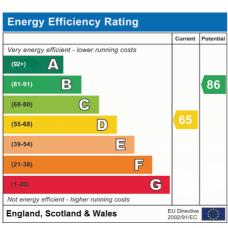
1, Fairway, Petts Wood, BR5 1EF

2 01689 606666









Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website — www.proctors.london





Petts Wood Office

- 1, Fairway, Petts Wood, BR5 1EF
- 201689 606666
- pettswood@proctors.london











Viewing by appointment with our Petts Wood Office - 01689 606666

33 Crest View Drive, Petts Wood, Orpington, Kent, BR5 1BZ

£3,500 pcm

- Long Term Rental
- Four Bedrooms
- Separate Shower Room
- Utility Room

- Semi Detached House
- Family Bathroom
- Social Living Space
- © Close to Mainline







33 Crest View Drive, Petts Wood, Orpington, Kent, BR5 1BZ

Available to rent on a long term basis. This extended semi detached house is located within close walking distance of Petts Wood mainline station, with a 22 minute fast service to London Bridge, reputable schools (Crofton Schools (Ofsted outstanding for infants and juniors) and St James' RC Primary School , Jubilee Park for outstanding open green spaces and good transport links in the town centre covering Bromley and Orpington larger amenities. The accommodation briefly comprises four bedrooms on the first floor, an impressive social living space of 7.23m by 6.09m for a breakfast island kitchen, open plan dining and family area, separate bay fronted lounge, ground floor wet room/cloakroom off the hall, utility room, store room and family bathroom with shower. Features include a stylish black and rose gold family bathroom, porcelain tiled flooring on the ground floor, integrated kitchen appliances, breakfast bar with seating, modern interior lighting, gas central heating, double glazed windows and neutral interior, to name a few. Outside you will note a generous south facing family garden with patio, sunken dining area, side access and private driveway to front for two cars. Interior viewing comes highly recommended. Sole letting Agent.

Location

Tenant Permitted Payments: HOLDING DEPOSIT (PER TENANCY) - ONE WEEK'S RENT. (Proctors are not taking holding deposits) This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY, RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE (S) Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST) £50 (Inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST) Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL To make payments towards Energy Efficiency improvement under a Green Deal charge (as set in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

OTHER PERMITTED PAYMENTS

- Rent
- Utilities and council tax/TV licence
- · Communication services, cable, satellite, subscription and installation
- · Any other permitted payments, not include above, under the relevant legislation including contractual damages.

TENANT PROTECTION: Proctors are member of Propertymark and CMP Client Money Protection which are client money protection schemes and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.

Lettings Terms and Conditions



GROUND FLOOR

Entrance Porch

Entrance Hall

Double glazed entrance door, radiator, recessed ceiling lights, Crittall style interior doors, porcelain tiled floor.

Lounge

3.80m x 3.63m (12' 6" x 12' 0") (into alcove and bay window) Double glazed bay window to front, feature log fire, two radiators., recess

Social Living Space

7.23m x 6.09m (23' 9" x 20' 0")

Family Area

Open plan to island kitchen and dining area, vertical radiator, recessed ceiling lights, porcelain tiled floor, breakfast bar, double glazed roof light, double glazed sliding door to garden.

Kitchen

Range of German made wall and base cabinets, built in double oven, plate warmer, induction hob set in quartz work top, quartz splash back to extractor hood, integrated full height fridge and freezer, wine chiller, pelmet lighting, integrated dishwasher, porcelain tiled floor, quartz island with inset sink, pendant lights above, recessed ceiling lights, double glazed roof light.

Dining Area

Porcelain tiled floor, radiator, recessed ceiling lights, door to store room.



Walk-In Store Room

1.59m x 1.59m (5' 3" x 5' 3") Ample storage area, under stairs meter cupboard.

Utility Room

2.01m x 1.45m (6' 7" x 4' 9") Double glazed to side, range of gloss grey wall and base cabinets, double bowl sink unit set in quartz work top, concealed central heating boiler, plumbed for washing machine, space for tumble dryer, extractor fan, recessed ceiling lights, porcelain tiled floor.

Wet Room/Cloakroom (off hall)

2.48m x 0.75m (8' 2" x 2' 6") Enclosed shower comprises, W.C, hand basin, recessed ceiling lights, LED wall mirror, tiled floor and walls.

FIRST FLOOR

Landing

Bedroom One

Double glazed bay window to front, built in cupboard, two radiators, recessed ceiling lights, fitted mirror wardrobe.

Bedroom Two

4.68m x 2.66m (15' 4" x 8' 9") Double glazed window to rear, built in wardrobe with mirror doors, radiator, recessed ceiling lights.

Bedroom Three

Double glazed window to rear, radiator, recessed ceiling lights.

Bedroom Four

Double glazed window to front, radiator, recessed ceiling lights.,



Family Bathroom

1.96m x 1.78m (6' 5" x 5' 10") Double glazed window to side, white suite comprising bath with built in shower and drench shower head. wall mounted hand basin, wall mounted taps, large LED wall mirror, wall mounted W.C, extractor fan, recessed ceiling lights, ceramic tiled floor and walls, heated towel rail.

OUTSIDE

Garden

South facing, extensive paved patio area, sunken dining area, laid to lawn, outside lights and power, side access, established shrubs and trees.

Frontage

Paved frontage, parking for two cars.

ADDTITIONAL INFORMATION

Local Authority: Bromley Council Tax Band: E

Tenancy Information

Rent: £3, 500.00 PCM Paid in Advance Security Deposit: Five weeks Rent with DPS paid in advance £4,038.00 Furnishing: Part furnished Availability: Tenancy from May 2025 Term: Long Term availability (12 months

Restrictions: No smokers, no sharing. Sorry No Pets

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