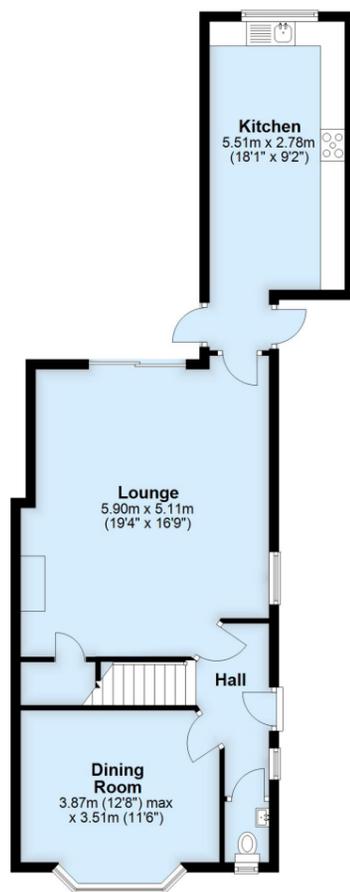


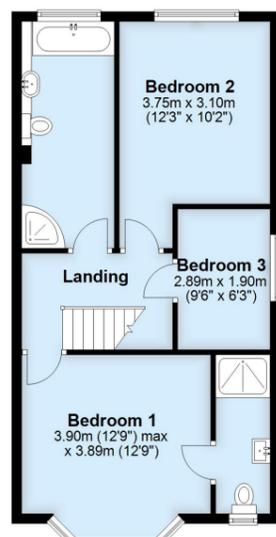
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	71	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



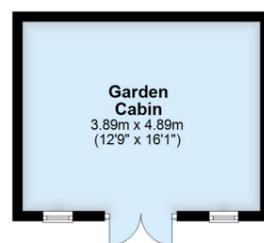
**Ground Floor**  
 Approx. 68.5 sq. metres (737.4 sq. feet)



**First Floor**  
 Approx. 52.0 sq. metres (559.8 sq. feet)



**Outbuilding**  
 Approx. 19.0 sq. metres (204.8 sq. feet)



Total area: approx. 139.5 sq. metres (1502.0 sq. feet)

This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

63 Crescent Drive, Petts Wood, Orpington, Kent, BR5 1BB  
**Guide Price £750,000 Freehold**

- Extended Semi Detached House
- Three Bedrooms
- Ensuite Shower Room
- Family Bathroom/Shower
- Parking for Two Cars
- Close to Crofton Schools
- Generous Lounge/Diner
- Downstairs Cloakroom

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 at www.proctors.london

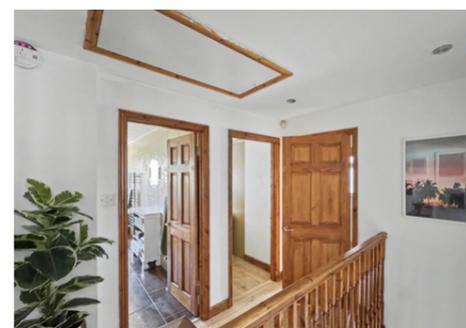
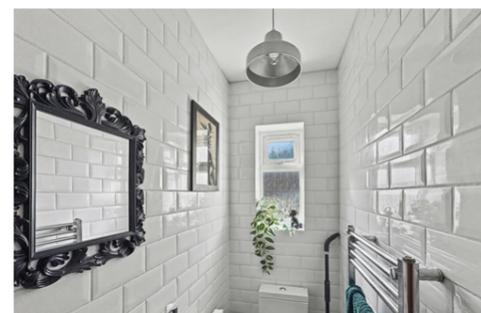
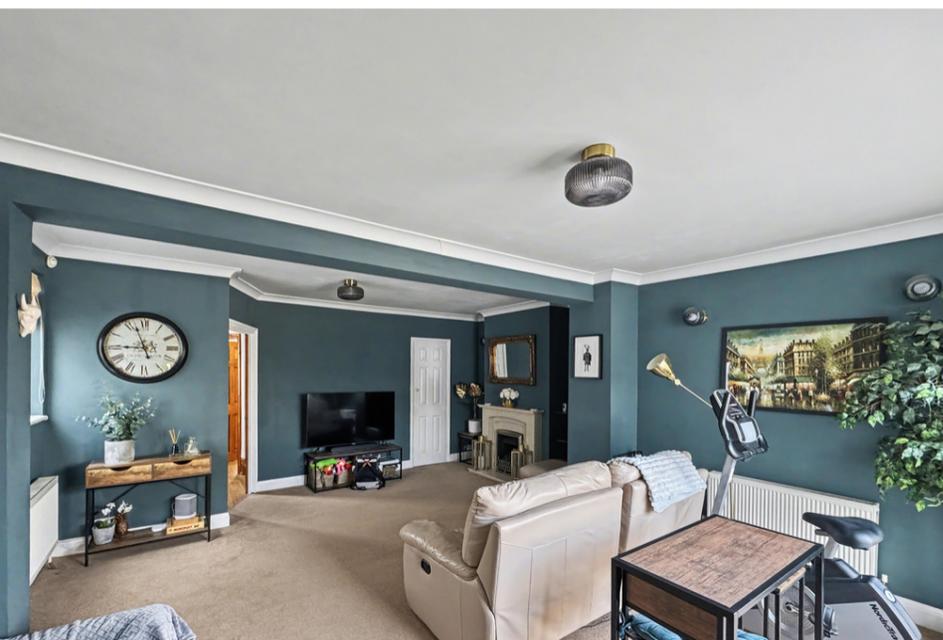


## 63 Crescent Drive, Petts Wood, Orpington, Kent, BR5 1BB

NO ONWARD CHAIN. This 1930's built semi-detached family house is located in a prime residential road, within close walking distance of Petts Wood mainline station, Crofton Schools (for Ofsted outstanding in all areas - infants and juniors), the town centre for an array of shops and larger stores. Nearby transport links in Queensway and Station Square for Orpington and Bromley amenities, PRU general hospital. The extended accommodation comprises three well-proportioned bedrooms, an en-suite shower room off the main bedroom, a generous lounge/diner, separate sitting room to front aspect, extended fitted kitchen, ground floor cloakroom off the hall and family bathroom with a second shower. Outside you will find a rear garden mostly laid to lawn, a useful garden cabin with power and light and a private driveway for two cars. Benefits include CHAIN-FREE occupation, double glazed windows, gas central heating, a pressurised hot water system, security system and integrated kitchen appliances. Exclusive to PROCTORS.

### Location

From Petts Wood Station, bear left into Queensway, turn right into Lakeswood Road and Crescent Drive is on the left.



### Ground Floor

#### Entrance Hall

Entrance door and double glazed window to side, radiator.

#### Cloakroom

Double glazed window to front, low level WC, hand basin on vanity unit, chrome heated towel rail, ceramic tiled floor, retro wall tiling.

#### Lounge/Diner

5.90m x 5.11m (19' 4" x 16' 9") (into recess) Double glazed patio doors to rear, double glazed window to side, two radiators, understairs storage housing gas and smart meter, door to kitchen, wall light points

#### Sitting Room/Home Office

3.88m x 3.51m (12' 9" x 11' 6") (into bay window) Double glazed bay window to front, radiator, wall lights.

#### Lobby

Double glazed side door to driveway, double glazed side door to garden open to kitchen.

#### Kitchen

5.51m x 2.78m (18' 1" x 9' 1") Double glazed window to rear and side, wood fronted wall and base units, built-in double oven, gas hob unit set on worktop, integrated dishwasher, integrated washer/dryer, integrated 50/50 fridge/freezer, extractor hood, one and a half bowl acrylic sink, recessed ceiling lighting,

radiator.

### First Floor

#### Landing

Access to loft via pull down ladder, fully boarded for light storage, wall mounted central heating boiler, pressurised hot water cylinder.

#### Bedroom One

3.86m x 2.86m (12' 8" x 9' 5") (into bay window) Double glazed bay window to front, fitted window blinds, radiator, fitted wardrobe.

#### Ensuite Shower Room

2.88m x 1.07m (9' 5" x 3' 6") (into shower) Double glazed window to front, contemporary white suite comprising low level WC, hand basin on vanity unit, shower cubicle with built-in controls, wall mirror with light, shaver point, recessed ceiling lighting, extractor fan.

#### Bedroom Two

4.65m x 3.11m (15' 3" x 10' 2") (into door recess) Double glazed window to rear, radiator, fitted wardrobes.

#### Bedroom Three

2.89m x 1.92m (9' 6" x 6' 4") Double glazed window to side, radiator, recessed ceiling lighting.

#### Family Bathroom with Shower

4.62m x 1.81m (15' 2" x 5' 11") Double glazed window to rear, white suite comprising bath,

back to cabinet WC and hand basin, corner shower cubicle with built-in controls, wall cabinets, chrome heated towel rail, extractor fan, wall mirror, recessed ceiling lighting.

### Outside

#### Rear Garden

Paved patio area leading to lawn, pathway to garden cabin, decked sitting area, outside tap.

#### Garden Cabin

5m x 4m (16' 5" x 13' 1") (external measurement) Double glazed French doors and windows, power and light, ideal for a gym or home office.

#### Frontage

Paved frontage and driveway to front for two cars. Side access.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : F