



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

76A Crofton Lane, Petts Wood, Kent, BR5 1HD

£2,700 pcm Freehold

- Long Term Rental
- Three Double Bedrooms
- Brand New Interior
- Private Garden & Parking
- Ground Floor Maisonette
- Social Living Space
- Ideal For Crofton Schools
- Close to Stations

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.
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76A Crofton Lane, Petts Wood, Kent, BR5 1HD

AVAILABLE TO RENT NOW. An exceptionally spacious ground floor maisonette affording three double bedrooms, an en-suite bathroom and a separate shower room. The property has just undergone complete refurbishment and renovation to a high specification, providing bright and versatile accommodation, ideal for a young family looking for great amenities. The property is well placed for Crofton schools (for Ofsted outstanding - infants and juniors), Darrick Wood Schools, St Olaves and Newstead Woods grammar schools, pre-schools, two mainline stations (Petts Wood and Orpington), PRU general hospital and good transport links in Crofton Lane. The property features all brand new bathroom and shower rooms, new kitchen and appliances, LED recessed lighting, central heating system, high specification interior, wall lights, fitted wardrobes, paved garden and private block-paved frontage for off road parking. Available to rent on a long-term basis.



Entrance Hall

Double glazed entrance door, double glazed window to front, sensor light, double storage cupboard with electric meters, double coat cupboard, under stairs cupboard housing central heating boiler.

Reception Room/Bedroom

4.60m x 3.66m (15' 1" x 12' 0")
 Double glazed feature window to front, fitted wardrobes, wall lights.

SOCIAL LIVING SPACE 10.11m x 6.99m (33' 2" x 22' 11")

Kitchen Area

Gloss grey wall and base cabinets, built-in electric oven, gas hob unit set in worktop, stainless steel splashback to extractor chimney, integrated fridge and freezer, integrated dishwasher, single sink unit, built-in pantry.

Family Area

Double glazed French doors to garden with full length side windows, T.V. point.

Inner Hall

Double glazed door to side, built-in double cupboard housing washing machine, wall and base cabinets, cupboard housing central heating boiler.

Bedroom/Reception Room

3.68m x 3.10m (12' 1" x 10' 2")
 Double glazed window to rear and side, fitted wardrobes.

Shower Room

Double glazed window to side, shower cubicle, hand wash basin on vanity unit, W.C., radiator, toilet spray, heated towel rail, extractor fan, shaver point.

Reception Room/Bedroom

6.55m x 3.35m (21' 6" x 11' 0")
 Double glazed windows to front, fitted wardrobes, T.V. point, pendant ceiling lights.

En-Suite Bathroom

Double glazed window to side, white suite comprising bath with shower and screen, back to wall W.C., hand wash basin on vanity unit, extractor fan, heated towel rail, toilet spray.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: E