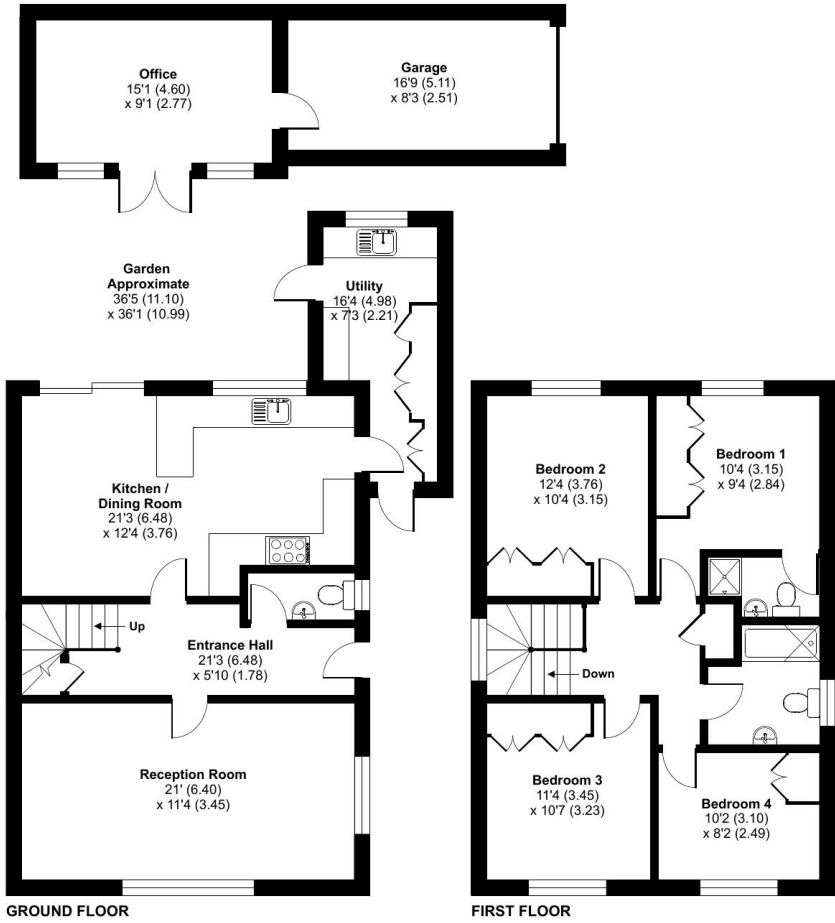




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Crofton Lane, Petts Wood, Orpington, BR6

Approximate Area = 1431 sq ft / 133 sq m  
Garage = 140 sq ft / 13 sq m  
Outbuilding = 139 sq ft / 13 sq m  
Total = 1710 sq ft / 159 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Langford Russell. REF: 959698

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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Viewing by appointment with our Petts Wood Office - 01689 606666

233 Crofton Lane, Petts Wood, Orpington, Kent, BR6 0BL  
Guide Price £750,000 Freehold

- Deceptively Spacious
- Four Generous Bedrooms
- Spacious Reception Room
- Garden Home Office
- Detached Family House
- En-Suite Shower Room
- Social Dining Kitchen
- Garage & Private Drive



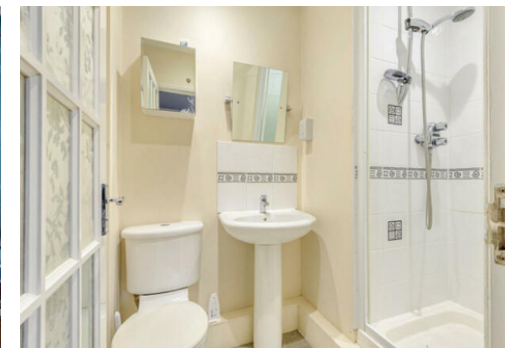
## 233 Crofton Lane, Petts Wood, Orpington, Kent, BR6 0BL

GUIDE PRICE £750,000 - £800,000

This late 1970's built detached family house is conveniently placed for Petts Wood and Orpington amenities, including Petts Wood town centre, equal distance to two mainline stations (Petts Wood and Orpington), reputable outstanding schools (Crofton and Perry Hall schools), grammar schools (St Olave's and Newstead Woods), nearby transport links, National Trust open spaces, plus Orpington for larger stores and leisure activities. The deceptively spacious accommodation provides four generous bedrooms, an en-suite shower room off the main bedroom, a double aspect living room of 21ft by 11ft, dining kitchen to rear aspect, large utility room offering ample storage cabinets, cloakroom off the entrance hall and family bathroom with second shower over the bath. Outside you will find a secluded rear garden, a purpose built home office which is double glazed and gives access to the single garage. There is a private driveway via Denver Close which is convenient for the main entrance of the property, plus an elevated frontage. Benefits to note include double glazed windows, gas central heating, cavity wall insulation, kitchen peninsular breakfast bar, fitted wardrobes to all bedrooms and well presented interior. EXCLUSIVE TO PROCTORS.

### Location

From Petts Wood Square, proceed into Fairway, diagonally cross Tudor Way into St Johns Road, turn left into Crofton Lane and the property is on the left. Drive into Denver Close for parking and entrance to the house.



### GROUND FLOOR

#### Entrance Hall

Entrance door to side, radiator, under stairs storage cupboard, radiator.

#### Cloakroom

Double glazed window to side, W.C, hand basin, radiator.

#### Living Room

6.40m x 3.45m (21' 0" x 11' 4") Double glazed bay window to front, double glazed window to side, two radiators.

#### Social Dining and Breakfast Kitchen

6.48m x 3.76m (21' 3" x 12' 4")

#### Breakfast Kitchen Area

Double glazed window to rear, range of modern Shaker style wall and base cabinets, range oven with gas burners, splash back to extractor chimney, eye level microwave oven, integrated dishwasher, one and a half bowl sink unit, peninsular breakfast bar, concealed central heating boiler, radiator, door to utility room.

#### Dining Area

Double glazed patio doors to garden, radiator cabinet,

#### Utility Room

4.98m x 2.21m (16' 4" x 7' 3") Double glazed window to rear, double glazed door to garden,

range of high gloss wall and base cabinets, plumbed for washing machine, space for tumble dryer, single sink unit, double glazed door to front elevation.

### FIRST FLOOR

#### Landing

Access to loft via loft ladder. Built-in airing cupboard with hot water cylinder.

#### Bedroom One

3.15m x 2.84m (10' 4" x 9' 4") Double glazed window to rear, fitted wardrobes, radiator.

#### En-Suite Shower Room

White suite comprising tiled shower cubicle with built in shower controls, W.C, hand basin, wall cabinet and mirror.

#### Bedroom Two

3.76m x 3.15m (12' 4" x 10' 4") Double glazed window to rear, fitted wardrobes, radiator.

#### Bedroom Three

3.45m x 3.23m (11' 4" x 10' 7") Double glazed window to front, fitted wardrobes, radiator.

#### Bedroom Four

3.10m x 2.49m (10' 2" x 8' 2") Double glazed window to front, fitted wardrobe, radiator.

#### Family Bathroom

Double glazed window to side, white suite comprising 'P' shaped bath, fitted shower, shower screen, W.C, hand basin, chrome

heated towel rail, wall cabinet, wall mirror with light.

### OUTSIDE

#### Rear Garden

Paved patio area, raised lawn, established shrubs, side access. Rear gate leading to the private driveway.

#### Garden Home Office (attached to garage)

4.60m x 2.77m (15' 1" x 9' 1") Double glazed French doors and full height windows to side, recessed ceiling lights, double glazed inner door to garage.

#### Single Garage

5.11m x 2.51m (16' 9" x 8' 3") Up and over door, power and light.

#### Private Driveway

Situated to the rear of the garden. Access via Denver Close.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: G