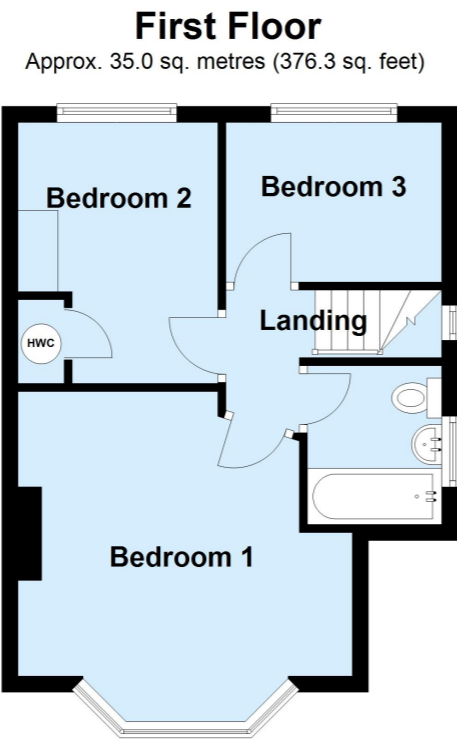
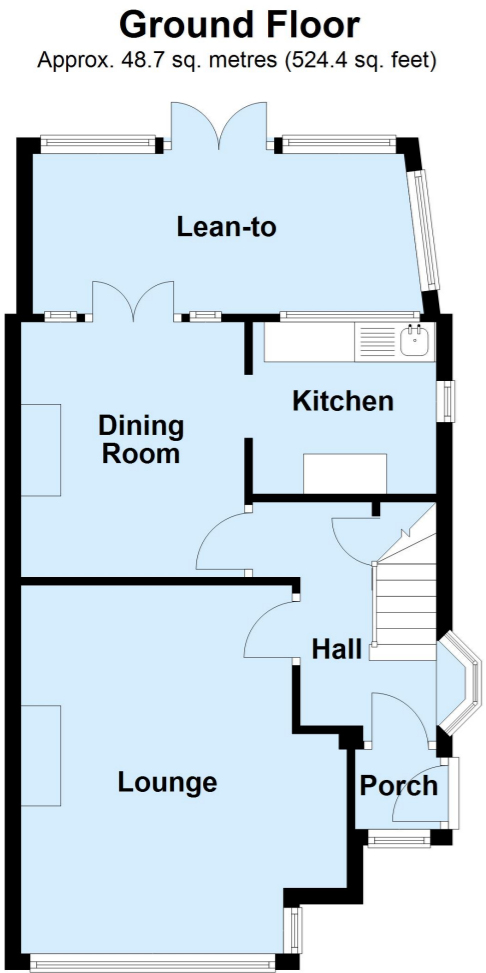


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>49</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Total area: approx. 83.7 sq. metres (900.7 sq. feet)  
This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

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

50 Crescent Drive, Petts Wood, Orpington, Kent, BR5 1BD  
**Guide Price £595,000 Freehold**

- 1930s Semi-Detached
- Two Receptions
- Lean-To Conservatory
- Close to Mainline
- Three Bedrooms
- Generous Rear Garden
- Detached Garage
- Ideal Crofton Schools

## 50 Crescent Drive, Petts Wood, Orpington, Kent, BR5 1BD

We are pleased to offer this 1930s semi-detached house occupying a sought after location in Crescent Drive, within close walking distance of the mainline station, reputable schools (Crofton, Southborough schools and St James R.C.), the town centre for an array of independent shops, larger stores, restaurants and good transport links in Queensway and Station Square. In other words, everything at your finger tips. The accommodation comprises three bedrooms, a bay-fronted lounge, separate dining room, kitchen and bathroom. Outside you will find a generous garden (about 120ft) laid to lawn, a paved frontage for and shared driveway leading to the detached single garage. The property offers potential space to extend the rear elevation to mirror neighbouring properties (subject to planning permission and building regulations) and chain-free possession. Please note interior requires some updating. Exclusive to PROCTORS - Petts Wood.

### Location

From Station Square, bear left into Queensway, turn right into Lakeswood Avenue and Crescent Drive is on the left. The property is on the right.



### Ground Floor

#### Storm Porch

Glazed Front Door.

#### Entrance Hall

Part glazed entrance door, leaded light oriel bay window to side, radiator, under stairs meter cupboard.

#### Lounge

4.38m x 3.82m (14' 4" x 12' 6") (Into bay window and alcove) Double glazed window to front, radiator, gas fire (not tested).

#### Dining Room

3.07m x 2.67m (10' 1" x 8' 9") French doors to lean-to, gas fire with back boiler, door opening to kitchen.

#### Kitchen

2.14m x 1.93m (7' 0" x 6' 4") Casement window to rear, wall and base units, single sink unit, plumbed for washing machine.

### Lean-To Conservatory

Single glazed windows with French doors, lean-to polycarbon roof.

### First Floor

#### Landing

Leaded light window to side.

#### Bedroom One

3.98m x 3.21m (13' 1" x 10' 6") Double glazed bay window to front, radiator.

#### Bedroom Two

3.13m x 2.00m (10' 3" x 6' 7") Double glazed window to rear, radiator, built-in cupboard housing hot water cylinder, tiled fireplace surround.

#### Bedroom Three

2.52m x 1.92m (8' 3" x 6' 4") Double glazed window to rear, radiator.

#### Bathroom

1.95m x 1.64m (6' 5" x 5' 5") Opaque window to side, white

suite comprising bath, hand wash basin, W.C., radiator, wall heater.

### Outside

#### Garden

Laid to lawn, established shrubs and trees, garden shed, side entrance.

#### Detached Single Garage

Pre-cast built, single detached garage, garden shed.

#### Frontage

Shared driveway, private front garden mostly paved, mature Magnolia tree.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E