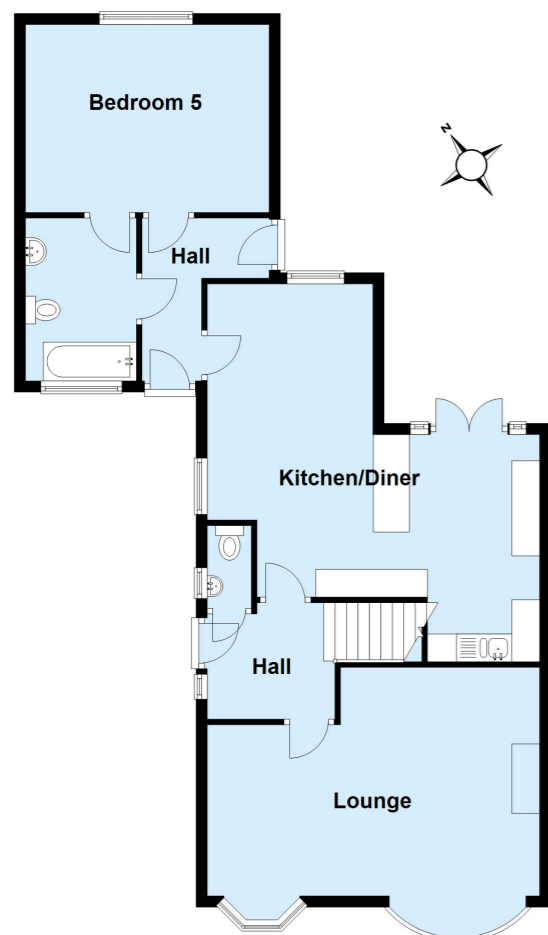


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



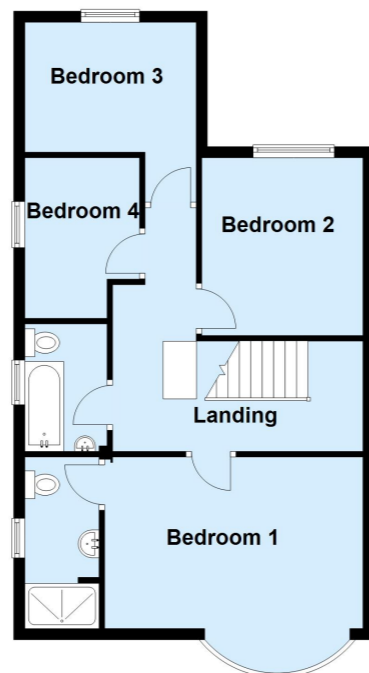
**Ground Floor**

Approx. 84.7 sq. metres (911.4 sq. feet)



**First Floor**

Approx. 59.7 sq. metres (642.2 sq. feet)



Total area: approx. 144.3 sq. metres (1553.5 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

14 Crest View Drive, Petts Wood, Orpington, Kent, BR5 1BY  
**Guide Price £895,000 Freehold**

- Substantial Semi
- Up to 5 Bedrooms
- Huge Rear Garden
- Ideal for Mainline
- Ground Floor Annex
- Three Bathrooms
- Near Reputable Schools
- Off Road Parking

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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## 14 Crest View Drive, Petts Wood, Orpington, Kent, BR5 1BY

This substantial semi-detached house has been extended by the present owners to provide a ground floor annex with its own front entrance, rear ground floor extension and side roof extension, affording four generous bedrooms on the first floor. The property occupies a desirable and central location just a few minutes' walk from Petts Wood mainline station and a comprehensive list of independent shops, larger stores and transport links in Queensway and Station Square. The accommodation features a double-sized lounge (two rooms combined) to front aspect, a social living space of 6.02m x 5.60m comprising a dining room area and kitchen, cloakroom off the hall, an en-suite shower room off the main bedroom and family bathroom with shower. The annex features its own front entrance, a studio/ double bedroom plus en-suite bathroom. Outside you will note a vast garden laid to lawn and off road parking for three cars. Benefits include an ideally placed aspect for reputable schools (St James R.C., Crofton Schools and Southborough), nearby Jubilee Country Park for leisure time, National Trust woodland, and transport serving Bromley and Orpington town centres. Exclusive to PROCTORS.

### Location

From Petts Wood mainline station, bear right into Queensway and turn right into Crest View Drive (junction of Frankwood Avenue).



### Ground Floor

#### Entrance Hall

2.25m x 2.17m (7' 5" x 7' 1") Double glazed entrance door and window to side.

#### Cloakroom

Double glazed window to side, W.C., hand wash basin, concealed central heating boiler.

#### Lounge With Study Area

6.00m x 4.93m (19' 8" x 16' 2") (Into bay window and alcove) Double glazed bay window to front, Venetian blinds, fire place surround, radiator.

#### Study/ Home Office Area

Double glazed window to front, Venetian blinds, radiator.

#### Social Kitchen Space

6.02m x 5.60m (19' 9" x 18' 4")

#### Kitchen Area

Double glazed French doors to garden, range of Shaker style grey wall and base cabinets, free standing Range double oven with five gas burners, plumbed for dishwasher, one and a half bowl sink unit, stainless steel extractor chimney, space for fridge and freezer, space for washing machine and tumble dryer, peninsular work surface to dining area.

#### Dining Area

Double glazed windows to side and rear, radiator,

recessed ceiling lights, door to annex.

### Annex

#### Inner Entrance Hall

3.07m x 1.17m (10' 1" x 3' 10") Double glazed entrance door to front, radiator, double glazed door to garden. Door to annex.

#### Bedroom/ Studio Room

4.34m x 3.36m (14' 3" x 11' 0") Double glazed window to rear, radiator.

#### En-Suite Bathroom

3.07m x 1.93m (10' 1" x 6' 4") Double glazed window to front, bath, W.C., hand wash basin on vanity unit, wall cabinet, extractor fan.

#### First FloorLanding

Access to loft, built-in double cupboard, radiator.

#### Bedroom One

4.58m x 4.07m (15' 0" x 13' 4") (Into bay window) Double glazed bay window to front, radiator, recessed ceiling lights.

#### En-Suite Shower Room

3.16m x 1.40m (10' 4" x 4' 7") Double glazed window to side, shower cubicle, W.C., hand wash basin, radiator.

#### Bedroom Two

3.16m x 2.84m (10' 4" x 9' 4") Double glazed window to rear, radiator.

### Bedroom Three

3.13m x 2.47m (10' 3" x 8' 1") Double glazed window to rear, radiator.

### Bedroom Four

2.86m x 2.18m (9' 5" x 7' 2") Double glazed window to side, radiator.

### Family Bathroom

2.27m x 1.51m (7' 5" x 4' 11") Double glazed window to side, white suite comprising bath with shower and built-in controls, hand wash basin on vanity unit, W.C., radiator, extractor fan.

### Outside

#### Rear Garden

Raised deck area with glazed lean-to, paved patio, laid to lawn, established shrubs and trees. Timber summer house with double glazed French doors and windows. Brick built storage room with power and tiled roof, double glazed entrance door and side window. Garden shed, mature evergreen trees to rear boundary.

#### Frontage

Private driveway providing parking for three cars.

### Additional Information

#### Council Tax

Local Authority : Bromley  
 Council Tax Band : E

