

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>	65	
(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	



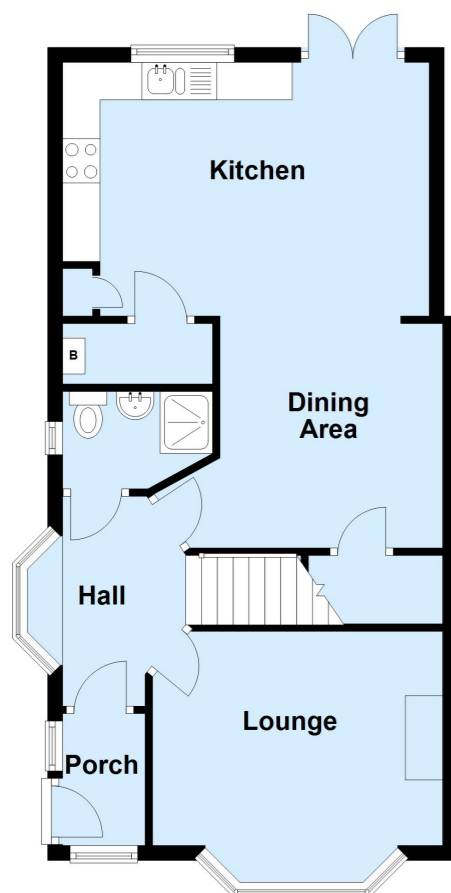
Viewing by appointment with our Petts Wood Office - 01689 606666

21 Crescent Drive, Petts Wood, Orpington, Kent, BR5 1BB  
**£775,000 Freehold**

- Extended Semi Detached
- Bathroom & Shower Room
- Two Reception Rooms
- Detached Garage
- Three Generous Bedrooms
- Social Dining Kitchen
- Large Family Garden
- Close to Schools/Mainline

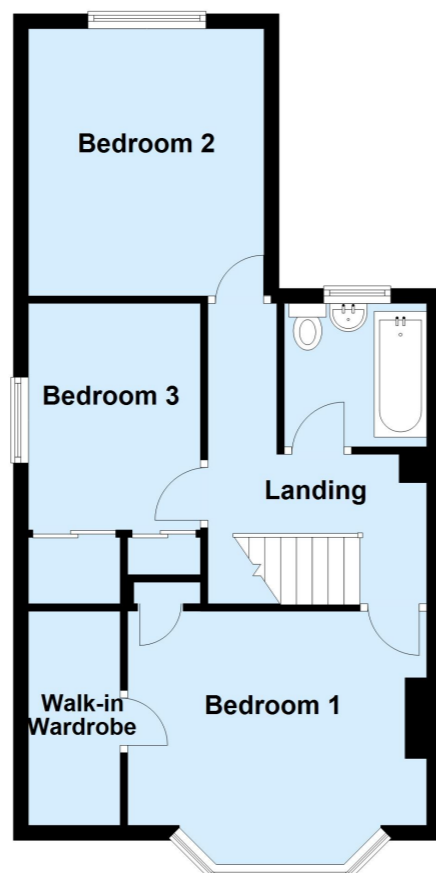
**Ground Floor**

Approx. 53.2 sq. metres (572.1 sq. feet)



**First Floor**

Approx. 49.2 sq. metres (529.2 sq. feet)



Total area: approx. 102.3 sq. metres (1101.3 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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## 21 Crescent Drive, Petts Wood, Orpington, Kent, BR5 1BB

This extended 1930's built semi-detached house occupies a sought-after location, within close walking distance of Petts Wood mainline station, the town centre for a comprehensive range of shops and larger stores, Crofton schools (Ofsted outstanding for infants and juniors), plus good transport links in Queensway. The extended accommodation comprises three well-proportioned bedrooms, a lounge to front aspect, sitting room open plan to the social dining kitchen, ground floor shower room for the growing family and upstairs family bathroom. There is an attractive south-east facing rear garden with secluded aspect, a detached garage and private resin driveway for two cars. Additional benefits include CHAIN FREE POSSESSION, double glazing, gas central heating, security system, storm porch, walk-in wardrobe off the main bedroom, well-presented interior and Hive heating control. Interior viewing comes highly recommended. Exclusive to PROCTORS.

### Location

From Petts Wood mainline station, bear left into Queensway, turn right into Lakeswood Road and Crescent Drive is on your immediate left. The property is on the left.



### Ground Floor

#### Entrance Porch

Entrance door, double glazed windows to front and side, recessed ceiling lights.

#### Entrance Hall

2.8m x 1.31m (9' 2" x 4' 4") Inner glazed door, double glazed oriel bay window to side, radiator.

#### Shower Room And Cloakroom

Double glazed window to side, large shower cubicle with built-in controls, hand wash basin, W.C., chrome heated towel rail, recessed ceiling lights, mirrored wall cabinet and wall mirror, extractor fan.

#### Lounge

3.94m x 3.55m (13' 0" x 11' 8") (Into bay window and alcove) Double glazed bay window to front, feature limestone fireplace surround and hearth, gas coal effect fire, radiator.

#### Dining Kitchen And Sitting Room

6.76m x 4.83m (22' 2" x 15' 10") (Narrows to 2.92m) Double glazed window to rear, range of gloss fronted wall and base cabinets comprising corner carousel, pan drawers and concealed drawers, integrated fridge and freezer, integrated dishwasher,

wine cooler, built-in electric oven, gas on glass hob, extractor fan, under-counter lighting, one and a half bowl sink unit.

#### Walk in Larder

Wall mounted combination boiler, washing machine to remain.

#### Sitting Room Area

Open plan to dining kitchen, deep under stairs cupboard for storage and meters, radiator, recessed ceiling lights.

### First Floor

#### Landing

Access to loft.

#### Bedroom One

3.95m x 3.60m (13' 0" x 11' 10") (Into bay window and alcove, excludes wardrobe) Double glazed bay window to front, radiator, built-in cupboard. Walk-in wardrobe with light, hanging rails and shelves.

#### Bedroom Two

3.54m x 3.15m (11' 7" x 10' 4") Double glazed window to rear, radiator.

#### Bedroom Three

2.85m x 2.20m (9' 4" x 7' 3") (Excludes deep wardrobe) Double glazed window to

side, radiator, wall to wall slide robes .

#### Family Bathroom

1.81m x 1.71m (6' 0" x 5' 7") Double glazed window to rear, fitted blinds, white suite comprising bath, hand wash basin, W.C., mirrored cabinet, chrome heated towel rail, recessed ceiling lights, wall mirror.

### Outside

#### Garden

South-east facing with paved patio area, walled boundary with gate, laid to lawn, established evergreen shrubs and trees, garden shed with light and power (not tested), security lighting.

#### Detached Garage

Detached brick built garage, up and over door, power and light, access via a shared drive.

#### Frontage

Private frontage with resin-bonded driveway, security lighting. Parking for two cars

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E