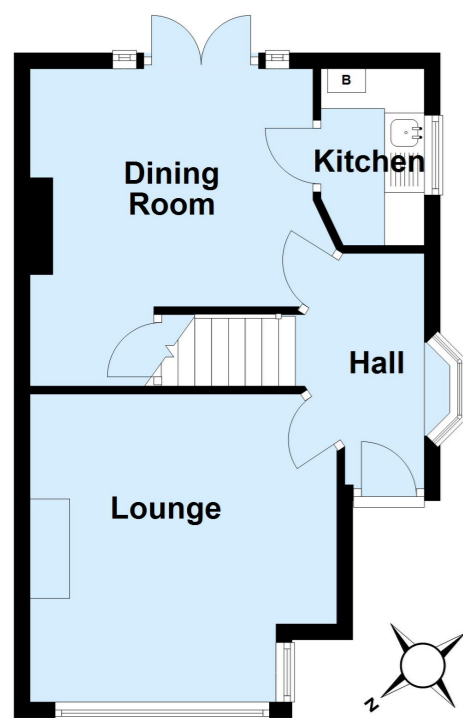


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



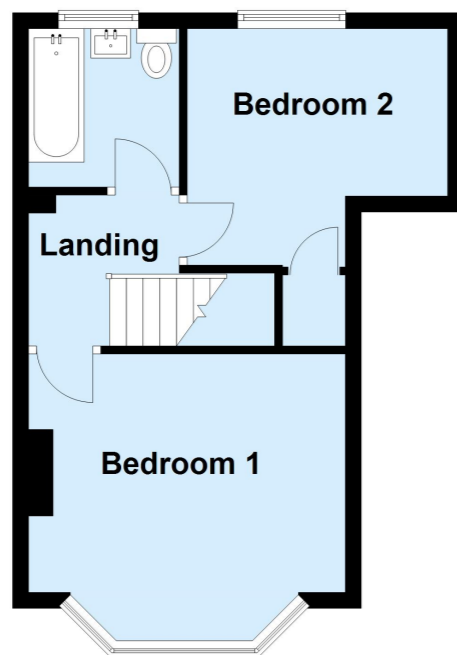
Ground Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



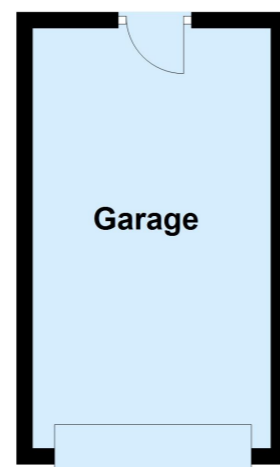
First Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



Outbuilding

Approx. 15.9 sq. metres (170.8 sq. feet)



Total area: approx. 83.3 sq. metres (896.3 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

51 Crescent Drive, Petts Wood, Orpington, Kent, BR5 1BB
Guide Price £595,000 Freehold

- 1930's Semi Detached
- Two Reception Rooms
- Re-Built Garage
- Gas Central Heating
- Two Double Bedrooms
- Large Rear Garden
- Double Glazing
- Ideal for Mainline

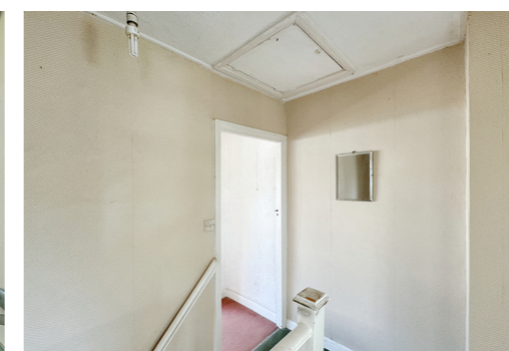


51 Crescent Drive, Petts Wood, Orpington, Kent, BR5 1BB

First time on the market since built in 1935, this bay fronted semi detached house occupies a much favored position in Petts Wood, situated within close proximity of the mainline station, the town centre for an array of amenities, good access to Crofton Schools plus nearby transport links in Queensway and Station Square. The accommodation comprises two double bedrooms, a bay- fronted lounge, separate dining room, basic kitchen and original first floor bathroom. There is a large south-east facing rear garden, front garden laid to lawn, a spacious shared driveway leading to vehicular wrought iron gates and a sizeable brick built single garage of 5.22m by 2.95m. The property provides double glazed windows, gas central heating by combination boiler, and plantation shutters to the front aspect. In our opinion the property offers great potential and scope to extend, subject to the usual planning consents. Please note the property requires some updating and modernisation to the kitchen and bathroom areas. **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.



GROUND FLOOR

Entrance Hall

Double glazed entrance door, double glazed Oriel bay window to side, radiator, Georgian interior doors, room thermostat.

Lounge

3.95m x 3.85m (13' 0" x 12' 8") Double glazed window to front, plantation shutters, radiator, fireplace.

Dining Room

3.93m x 3.63m (13' 0" x 12' 0") (into recess) Double glazed French doors to garden, radiator, understairs meter cupboard.

Kitchen

Double glazed window to side, wall to wall cabinets, wall mounted central heating boiler, single sink unit, tiled walls. Updating required.

FIRST FLOOR

Landing

Access to loft (via ladder)

Bedroom One

3.95m x 3.61m (13' 0" x 11' 10") (into bay window) Double glazed bay window to front, radiator, gas fire (not tested).

Bedroom Two

3.26m x 2.93m (10' 8" x 9' 7") Double glazed window to rear, radiator, built in deep wardrobe.

Bathroom

1.96m x 1.83m (6' 5" x 6' 0") Double glazed window to rear, original bath, hand basin, High level W.C, radiator. Updating required.

OUTSIDE

Garden

A large south-facing garden with paved patio area, established garden with mature shrubs and trees, wrought iron vehicular gates to side. Shared driveway to garage.

Single Garage (attached to next door garage)

5.22m x 2.95m (17' 2" x 9' 8") Brick built garage with up and over door, barn door to rear aspect. Power and light

Frontage

Front garden laid to lawn, shared driveway leading to brick built garage.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: E

Transaction subject to Grant of Probate.

