

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

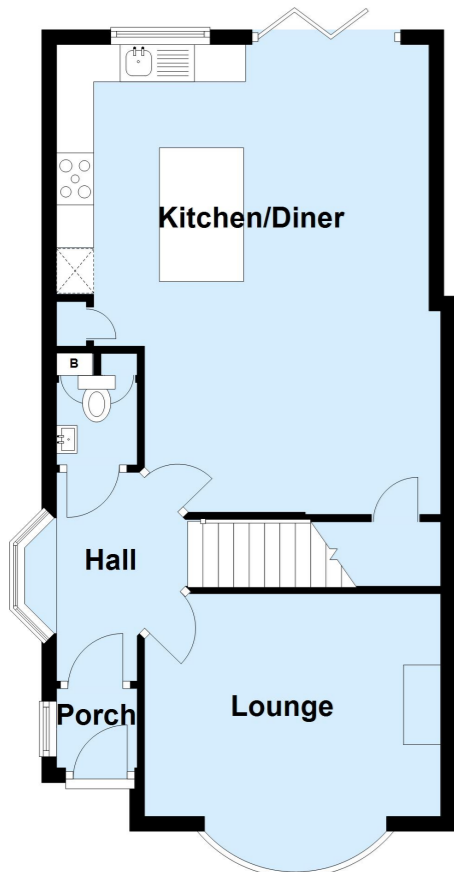
41 Crest View Drive, Petts Wood, Orpington, Kent, BR5 1BZ

Guide Price £750,000 Freehold

- Extended Semi-Detached
- Cloakroom
- Family Sized Garden
- Separate Living Room
- Social Dining Kitchen
- Close to Schools/Mainline
- Private Driveway for Several Cars
- Three Generous Bedrooms

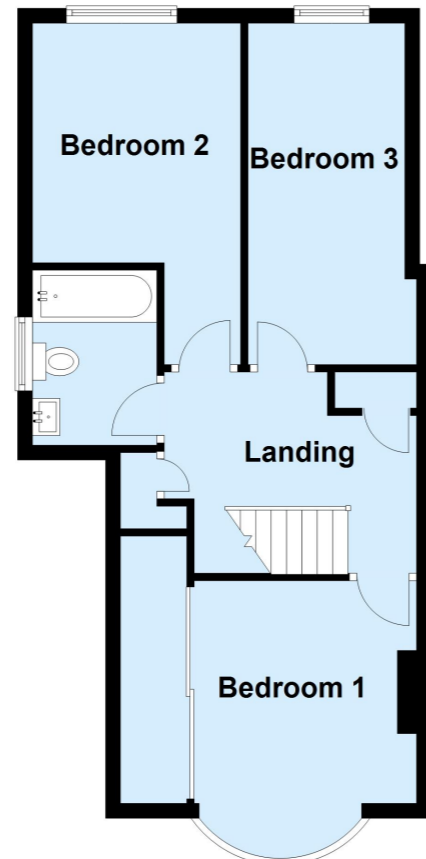
Ground Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



Total area: approx. 101.4 sq. metres (1091.8 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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41 Crest View Drive, Petts Wood, Orpington, Kent, BR5 1BZ

GUIDE PRICE £750,000 - £765,000

We are delighted to offer this extended family house occupying a desirable location in the popular Crest View Drive, conveniently placed for reputable schools, Petts Wood mainline station, good transport links for Bromley and Orpington, plus an array of local shops, independent stores, restaurants and cafes just a few minutes' walk away. The property is also within a short walk of Jubilee Country Park, ideal for long outdoor walks. The property offers a private driveway for at least three cars, a spacious open plan dining kitchen, separate living room to front elevation, ground floor cloakroom off the entrance hall, three generous bedrooms and a family bathroom. The property also has a good sized family garden which has a south facing aspect. Benefits to note include underfloor heating in the extended social living space, kitchen/diner and front reception room, dimmable RAKO lighting system throughout, double glazing, combination boiler, bi-folding doors and contemporary wood effect flooring. Interior viewing comes highly recommended. Exclusive to PROCTORS.

Location

From Petts Wood station bear right into Queensway and Crestview Drive is on the right just before the Library.



Ground Floor

Entrance Porch

Double glazed front door, double glazed oriel bay window to side.

Entrance Hall

Double glazed entrance door with double glazed oriel bay window to side, radiator, wood effect flooring.

Cloakroom

Low level W.C., hand wash basin, heated towel rail, tiled flooring, extractor fan, recessed ceiling lights, cupboard housing Baxi combi boiler.

Living Room

3.43m x 3.54m (11' 3" x 11' 7") (To chimney breast and into bay window) Double glazed bay window to front, feature fireplace with gas fire, built-in storage units, under floor heating, wood effect flooring.

Kitchen/Diner

4.91m x 6.39m (16' 1" x 21' 0") Double glazed window and double glazed bi-folding doors to rear, range of white gloss wall and base units, island with white gloss units, Silestone work

surfaces, integrated fridge/freezer, dishwasher and washing machine, integrated Siemens electric oven with gas hob set in worktop, stainless steel extractor hood, built in sink with fluted drainer and mixer tap, porcelain flooring with under floor heating, under stairs cupboard with electric consumer unit, recessed ceiling lights,

First Floor

Landing

Access to loft, two storage cupboards, recessed ceiling lights.

Bedroom One

3.23m x 3.78m (10' 7" x 12' 5") (Into wardrobe and bay window) Double glazed bay window to front, radiator, built-in wardrobes, recessed ceiling lights.

Bedroom Two

3.08m x 2.62m (10' 1" x 8' 7") Double glazed window to rear, radiator, recessed ceiling lights.

Bedroom Three

4.44m x 2.02m (14' 7" x 6' 8") Double glazed window to rear, radiator,

recessed ceiling lights.

Bathroom

2.16m x 1.55m (7' 1" x 5' 1") Double glazed window to side, white suite comprising hand wash basin set in stylish vanity unit, low level W.C., bath with shower attachment and screen, heated towel rail, tiled walls, wood effect flooring, recessed ceiling lights.

Outside

South Facing Rear Garden

Mainly laid to lawn, paved patio, shingled area, garden shed, established borders, side access, outside tap, outside power.

Frontage

Paved driveway, parking for three cars, outside power point.

Additional Information

Council Tax

Local Authority : Bromley
 Council Tax Band F