



42 Derwent Drive, Crofton, Kent, BR5 1EW

£2,200 PER MONTH

COMING SOON - CALL TO REGISTER YOUR INTEREST. Available from February is this extended, 2/3 bedroom bungalow. This property is located within this cul de sac location and with excellent access to Petts Wood station and the ever popular Crofton Schools.

- WELL PRESENTED EXTENDED BUNGALOW
- PRIVATE GARDEN
- EXCELLENT ACCESS TO CROFTON SCHOOLS
- COUNCIL TAX BAND E
- 2/3 BEDROOMS
- OFF ROAD PARKING
- CLOSE TO PETTS WOOD & ORPINGTON STATIONS

- Lounge 15'3 x 11'6 (4.65m x 3.51m)
- Dining Room 14'8 x 8'5 (4.47m x 2.57m)
- Sitting Room 11'6 x 7'11 (3.51m x 2.41m)
- Kitchen 8'2 x 7'7 (2.49m x 2.31m)
- Bedroom One 12' x 11'6 (3.66m x 3.51m)
- Bedroom Two 11'4 x 8' (3.45m x 2.44m)



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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