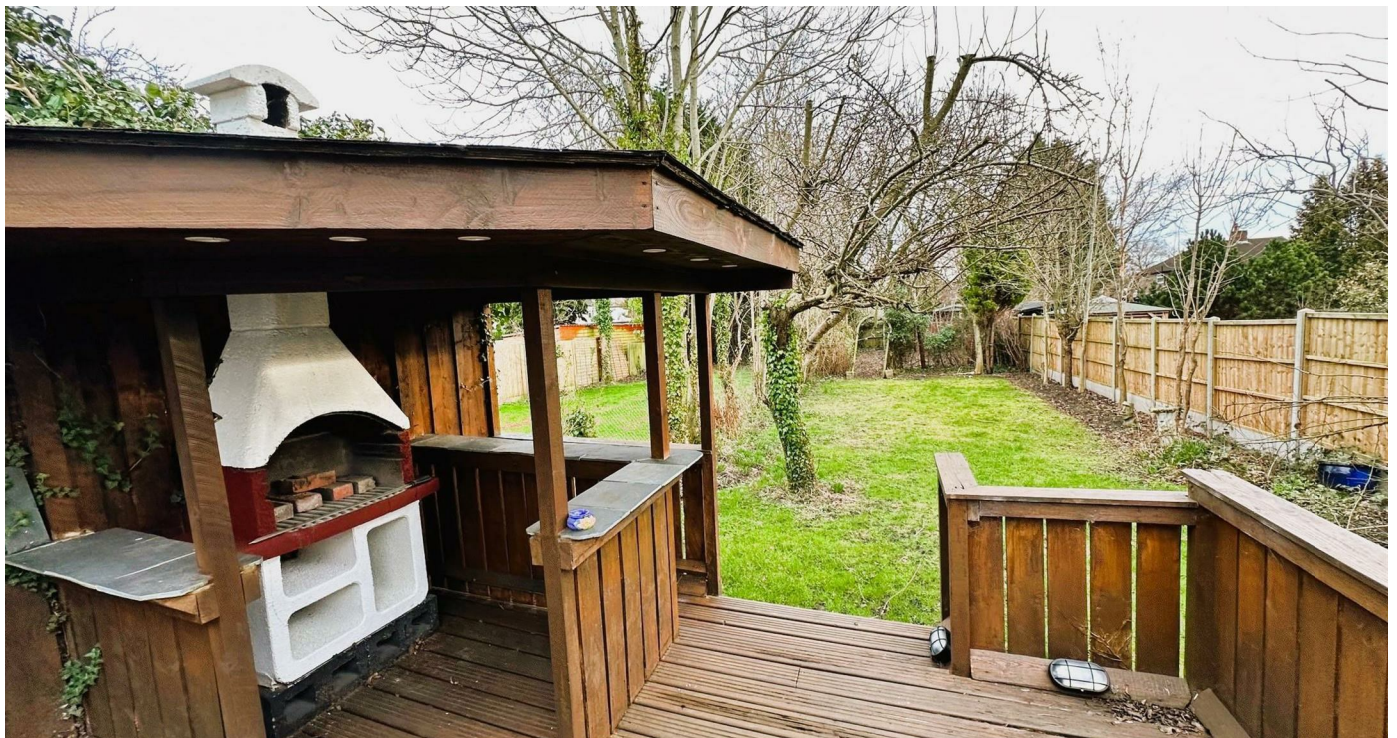




**3 Crescent Drive, Petts Wood, Kent, BR5 1BB**  
**£695,000**

3 Crescent Drive, Petts Wood,  
Kent, BR5 1BB

- Excellent Location Close to Petts Wood Station
- Chain Free Sale
- Three Bedrooms With Master En Suite
- Bay Fronted Lounge & Open Plan Kitchen/Diner
- Secluded Southerly Aspect Garden
- Crofton School Catchment



Located just moments from Petts Wood mainline station & the local shops & amenities on Queensway & the outstanding Crofton Schools, Edmund are delighted to offer this stunning, extended & recently refurbished 3 bedroom family home. Amongst the properties best features is the wonderful open plan kitchen/diner which leads to the well presented southerly aspect garden. There is a bay fronted lounge to the front & on the first floor three good size bedrooms, a master ensuite shower & a separate family bathroom. To the rear the garden extends to 100' approx with a large decked sun terrace & dedicated covered bbq. To the front there is off road parking. Offered to the market on a chain free basis, this excellent family home is one certainly not to be missed.



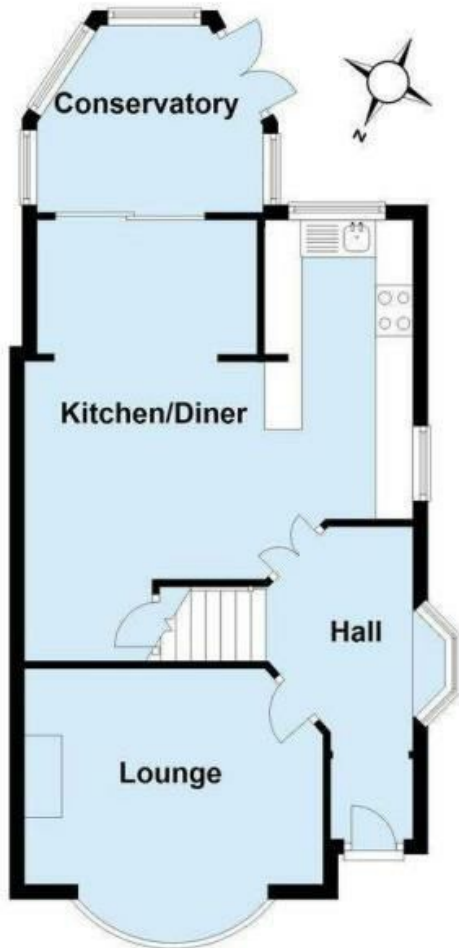
## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



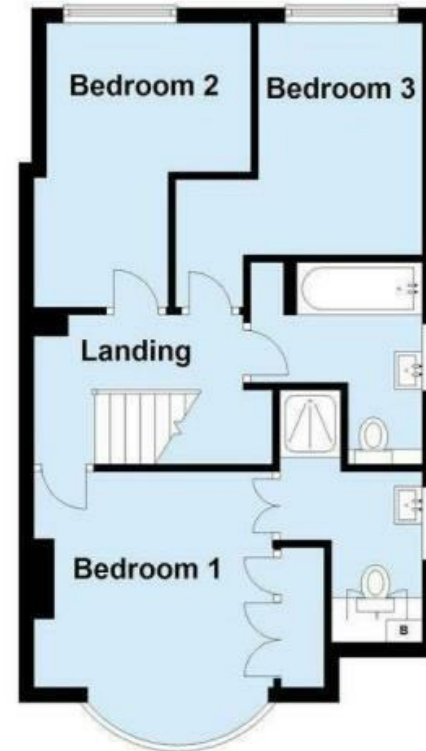
## Ground Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



## First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



### IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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