



47 Oxhath Crescent, Bromley, Kent, BR2 8BN  
£775,000

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Kent, BR2 8BN

- Cavernous 4 Bedroom Family Home
- Enormous Double Garage
- Easy Access to Petts Wood Station
- 10 Minute walk to Petts Wood Square
- No Onward Chain
- Council Tax Band E



A cavernous 4 bedroom family home, which requires internal viewing for the size & quality of accommodation to be fully appreciated. Amongst the properties many features is 13'5 x 12'5 sized lounge & enormous double sized garage at 26'9 x 22'6. Oxhathw Crescent provides easy access (a 10 minute walk) to Petts Wood Square & station, which serves several London termini. The Square, with its array of popular restaurants, boutiques and shops, is hugely popular, as are the National Trust Woodlands, which stretch all the way to Chislehurst. Local schools include Crofton Infants which has recently been rated as 'Outstanding' by Ofsted, Crofton Primary and St James' Roman Catholic Primary School (also rated as 'Outstanding by Ofsted'). Accessible secondary schools take in St Olave's, Newstead Woods, Bromley High and Eltham College among others. Offered with no onward chain, this property is sure to attract much interest & your viewing comes highly recommended.

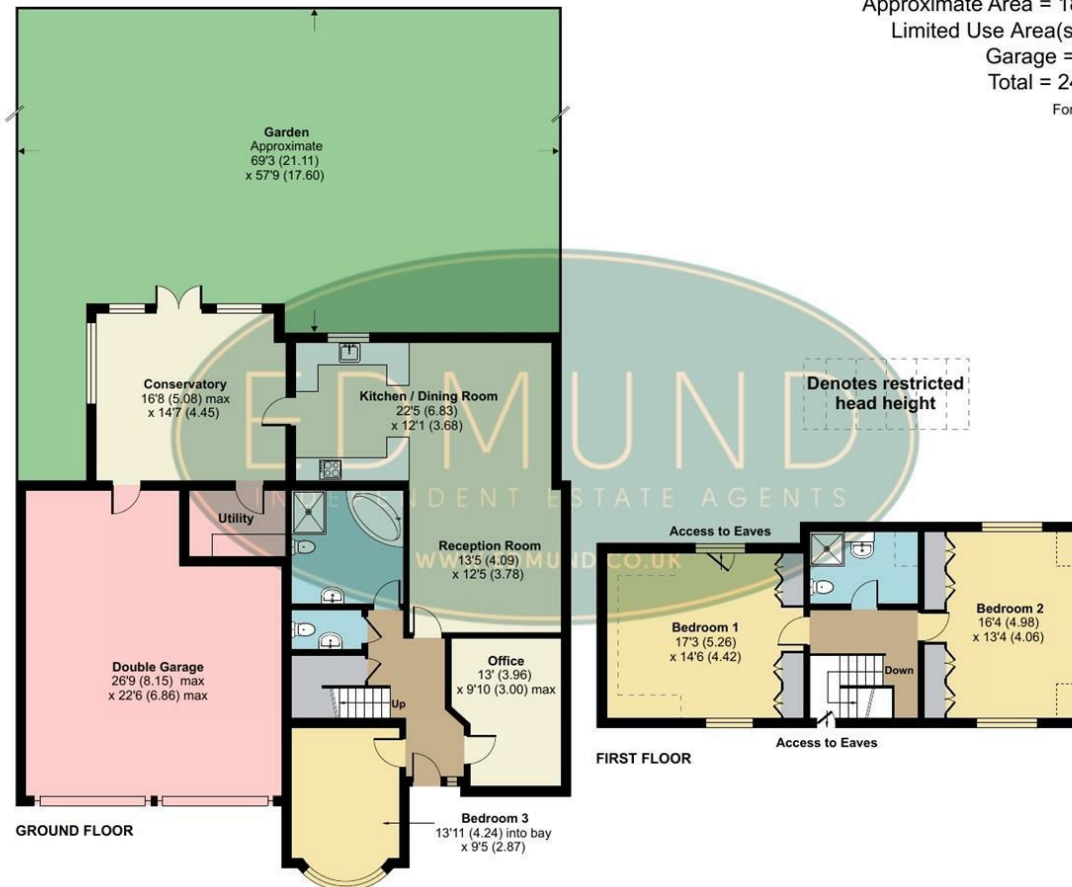
## Viewing

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.



# Oxhath Crescent, Bromley, BR2

Approximate Area = 1876 sq ft / 174.2 sq m  
 Limited Use Area(s) = 55 sq ft / 5.1 sq m  
 Garage = 544 sq ft / 50.5 sq m  
 Total = 2475 sq ft / 229.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Edmund Estate Agents. REF: 1146095

### 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		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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