



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

85 Oxhawth Crescent, Bromley,  
Kent, BR2 8BN

- Three Double Bedrooms
- Potential to Extend (STTP)
- No Onward Chain
- Secluded West Facing Garden
- Walking distance to Petts Wood Station and Square
- Surrounded by many schools rated Outstanding by Ofsted
- Council Tax Band E

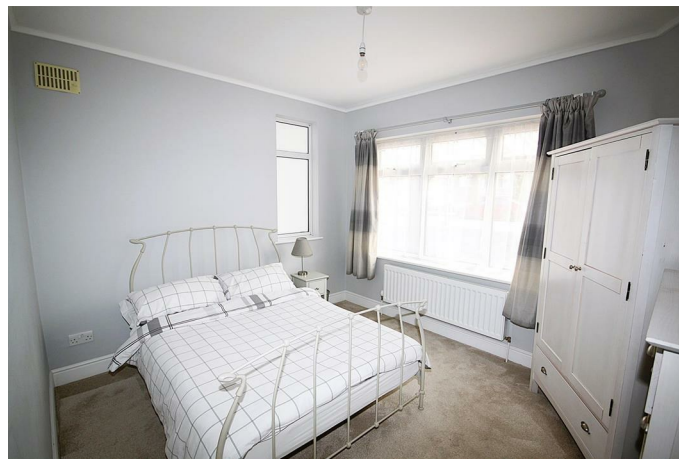


A three double bedroomed detached bungalow, with huge extension potential (sttp), which is being sold with no onward chain. The property also boasts a secluded, 80' West facing garden ; ideal for the afternoon & evening sun.

Oxhath Crescent is a short walk from 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.

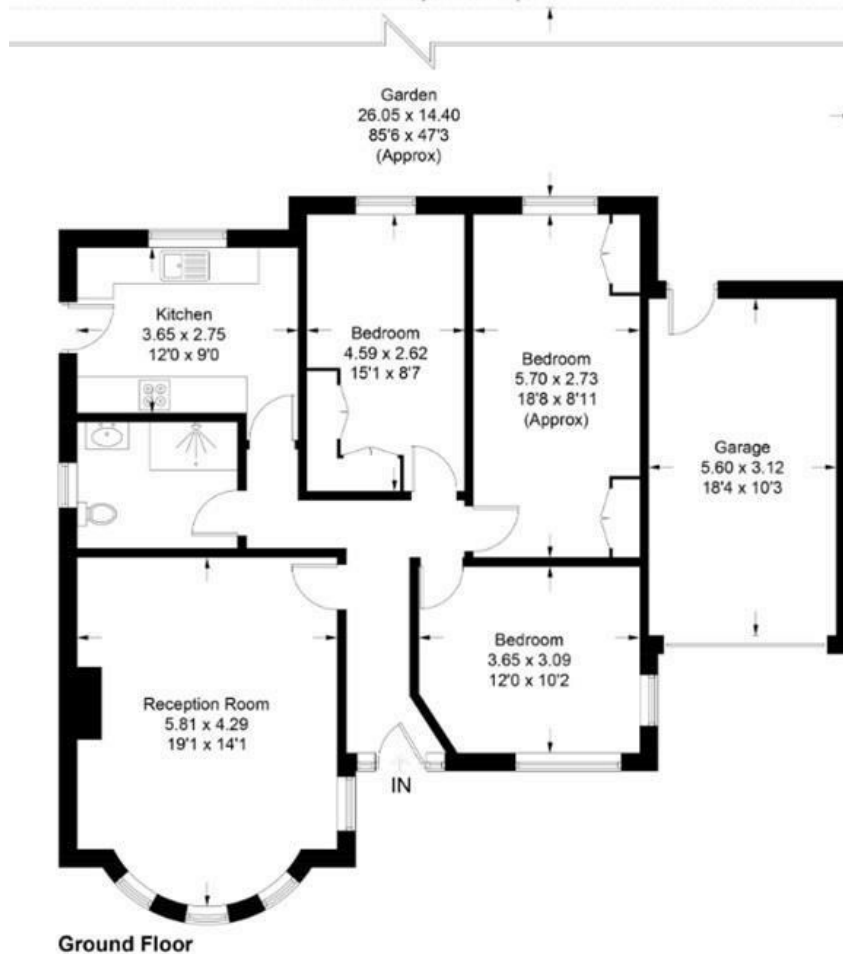
## Viewing

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.



## Oxhathw Crescent, Bromley, BR2

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft  
 Garage = 17.5 sq m / 188 sq ft  
 Area = 107.9 sq m / 1161 sq ft



### 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                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 58      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

01689 819991

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