



248 Crescent Drive, Petts Wood, BR5 1AX  
£725,000



## 248 Crescent Drive, Petts Wood, BR5 1AX

- A Beautifully Presented 3 Bedroom Family Home
- Excellent Location on Crescent Drive
- Access to Petts Wood Station & Outstanding Local Schools
- Open Plan Kitchen Diner With High Gloss Kitchen
- 150' Approx Garden, Off Road Parking & Garage
- Stunning Four Piece Family Bathroom
- Viewing Highly Advised





A quite stunning 3 bedroom family home, which has been wonderfully refurbished to offer buyers a property which is ready to move straight into. This outstanding property is located on Crescent Drive, which remains one of Petts Wood's most requested roads, with its excellent and convenient access to Petts Wood mainline station (which offers frequent services to Central London) and a good selection of local shops, cafes, restaurants and supermarkets, as well as a host of highly sought after schools including both the outstanding St James's R.C and Crofton Infant and Junior Schools. The sellers have designed a welcoming family home, with the accommodation comprising of a bright hallway, which leads to a spacious lounge and across the back an impressive open plan kitchen/diner, complete with a high gloss fitted kitchen and Herringbone flooring. On the first floor there are three well appointed bedrooms and a beautiful four piece family bathroom. The rear garden extends to approx. 150' and is well maintained with a feature block paved patio, which is ideal for entertaining. Further features include a utility area off of the kitchen, off road parking to the front and a garage. Interest is going to be high for this stunning family home, so your early viewing is highly advised.

## Viewing

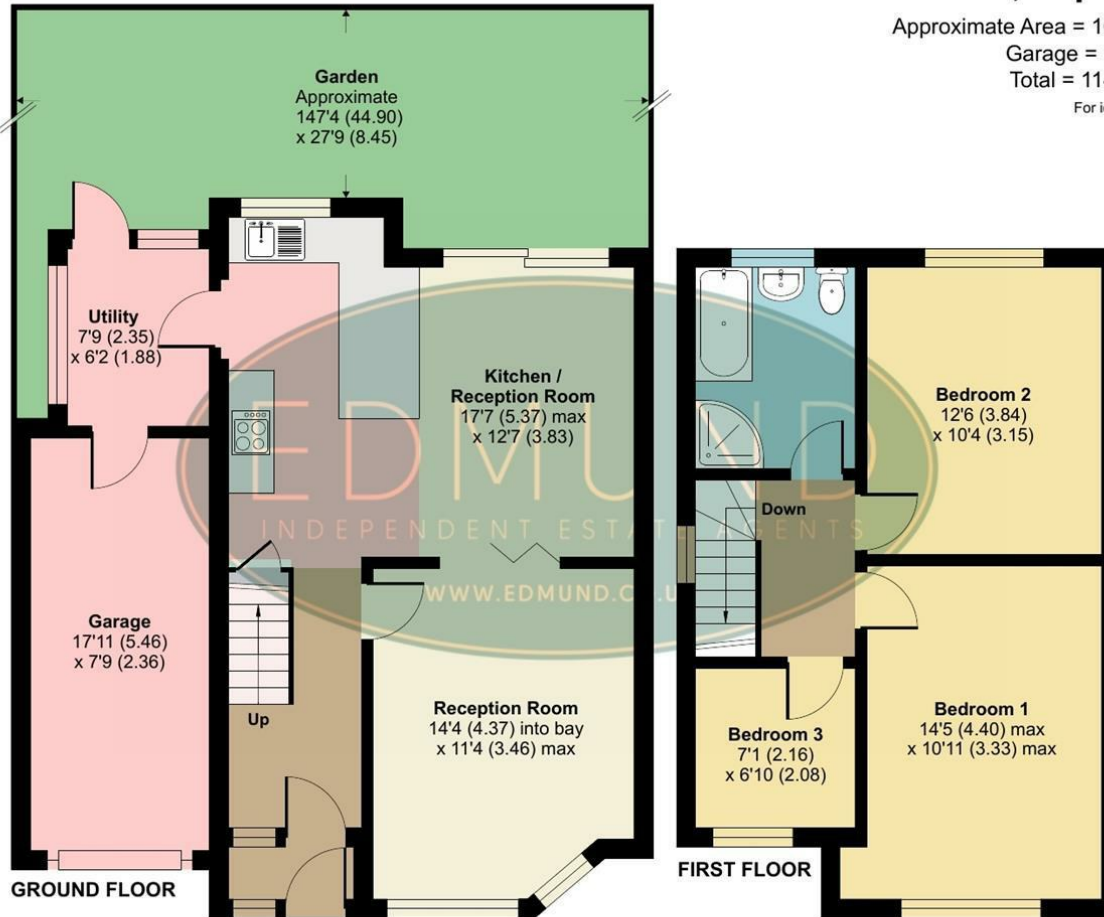
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



# Crescent Drive, Orpington, BR5

Approximate Area = 1009 sq ft / 93.7 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Edmund Estate Agents. REF: 1234540

### 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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