



## Tandridge Place Crofton BR6 8DL

**Asking Price £485,000**  
**Freehold**



- 3 Bedroom Family Home
- Recently Refurbished, Stunning Spec
- Crofton & Darrick Wood Catchments
- Beautiful Kitchen (Mostly Integrated)
- Three Excellent Size Bedrooms, All With Storage
- Council Tax Band D
- Access to Petts Wood & Orpington Stations





This is a stunning, 3 double bedroom, family home set on the popular Place Farm Development & within the catchment of Crofton & Darrick Wood Schools. The property has been wonderfully modernized & refurbished to offer a property which is ready to move into. On the ground floor there is a W.C, with a hallway leading to a modern fitted kitchen which benefits from integrated appliances. To the rear there is a large lounge/diner which features doors leading to the private rear garden. On the first floor this particular style of house features three double bedrooms, all of which have built in storage. On the landing there is further storage, access to a loft & a family bathroom, which has been modernized with a quality suite. Further features include a garage (located just a short distance from the property) & convenient access to both Petts Wood & Orpington Stations.

### FRONT

Pathway leading up to composite multi lever front door with double glazed panel giving access into:

### HALLWAY

Under stairs storage cupboard, light parquet flooring, radiator and spot lights.

### WC

Double glazed window to front. Wall mounted wash hand basin with mixer tap and low level WC. Wall mounted Worcester Bosch combination boiler with Hive system. Tiled floor.

### KITCHEN

12'0" x 7'2" (3.66 x 2.18)

Double glazed window to front. Serving hatch to rear. Fitted kitchen with a range of high gloss wall and base units with block wood work surfaces. Stainless steel sink unit with mixer tap and drainer to side. Built in Bosch oven with induction hob over and fitted extractor fan. Integrated fridge freezer, built in dishwasher and washer dryer washing machine. Part tiled walls.

### LOUNGE/DINER

21'8" x 11'10" (6.6 x 3.61)

Double glazed sliding patio doors to rear. Light parquet flooring and two radiators.

### STAIRS TO FIRST FLOOR

### LANDING

Two built in cupboards, loft hatch, fitted carpet and spot lights.

### BEDROOM ONE

11'7" x 9'11" (3.53 x 3.02)

Double glazed windows to rear. Built in wardrobe, radiator and fitted carpet.

### BEDROOM TWO

10'7" x 9'10" (3.23 x 3)

Double glazed window to rear. Built in wardrobe, radiator and fitted carpet.

### BEDROOM THREE

10'7" x 6'8" (3.23 x 2.03)

Double glazed window to front. Built in storage cupboard, radiator and fitted carpet.

### BATHROOM

Three piece suite comprising panel bath with mixer tap, Mira digital shower and glass screen. Wall mounted vanity wash hand basin with mixer tap and low level WC. Wall mounted heated towel rail, extractor, rubber flooring, mostly tiled walls and spot lights.

### GARDEN

Laid to lawn with paved patio and mature bushes to the rear. Brick built garden store and gate to rear.

### GARAGE

En bloc and with up and over door to front.

### DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Left at mini-roundabout into Towncourt Lane and continue over mini-roundabout into Crofton Lane. Tandridge Drive is the third turning on the left.



## Road Map



## Hybrid Map



## Terrain Map



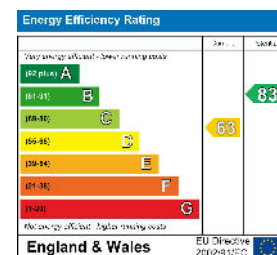
## Floor Plan



## Viewing

Please contact our Petts Wood Office on 01689 819991 or [pettswood@edmund.co.uk](mailto:pettswood@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.