



## Crest View Drive Petts Wood BR5 1BY

**Asking Price £550,000**  
**Freehold**





This three bedroom property, whilst requiring updating offers the ideal opportunity for those wishing to create their own home. Ideally located for all local facilities, with Petts Wood shops and Station within a short walk away and in line within catchment areas for many sought after Schools, including St James RC School. This property is sure to attract much interest and as such your early viewing comes highly recommended.

### **FRONT**

Lawn front garden and driveway leading up to the garage. Double glazed porch door with access into:

### **PORCH**

Window to side. Part glazed hard wood front door with access into:

### **HALLWAY**

Mottled leaded light double glazed window to side. Double radiator and under stairs storage cupboard.

### **RECEPTION ONE**

14'2" x 13'0" (4.32 x 3.96)

Double glazed windows set in sweeping bay to front. Double radiator plus fitted gas fire set in ornate surround. Archway leading into:

### **RECEPTION TWO**

11'3" x 9'2" (3.43 x 2.79)

Double glazed patio doors overlooking the secluded rear garden. Double radiator.

### **KITCHEN**

8'0" x 7'0" (2.44 x 2.13)

Double glazed windows overlooking the secluded rear garden. Extensive range of fitted wall and base units finished in light oak with roll top work surfaces. Single drainer single bowl sink unit with mixer taps and plumbing for washing machine.

### **STAIRS TO FIRST FLOOR**

### **LANDING**

Mottled double glazed window to side. Access to loft.

### **BEDROOM ONE**

15'0" x 13'0" (4.57 x 3.96)

Double glazed leaded light windows set in sweeping bay to front. Fitted wardrobes and double radiator.

### **BEDROOM TWO**

10'9" x 7'2" (3.28 x 2.18)

Windows overlooking the secluded rear garden. Fitted wardrobes and double radiator.

### **BEDROOM THREE**

8'4" x 7'1" (2.54 x 2.16)

Windows overlooking the secluded rear garden. Fitted wardrobes and single radiator. Wall mounted Potterton boiler and an airing cupboard.

### **BATHROOM**

Dual aspect with mottled leaded light double glazed windows to side plus port hole window to front. Three piece suite comprising bath, pedestal wash hand basin and low level WC. Double radiator and partial tiling to walls.

### **GARDEN**

150'0" (45.72)

Mainly laid to lawn and enjoys a high level of seclusion by way of natural foliage. Patio area and a Cedar greenhouse.

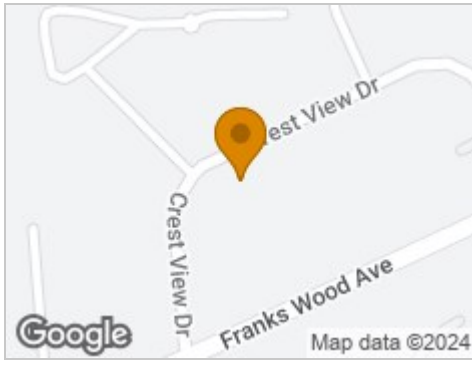
### **GARAGE**

### **DIRECTIONS**

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Right at mini-roundabout into Queensway and continue up hill and straight across junction into Crest View Drive.



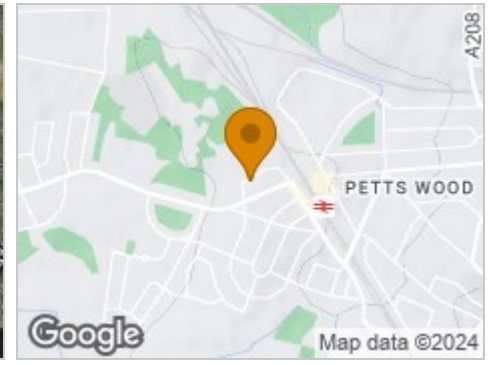
## Road Map



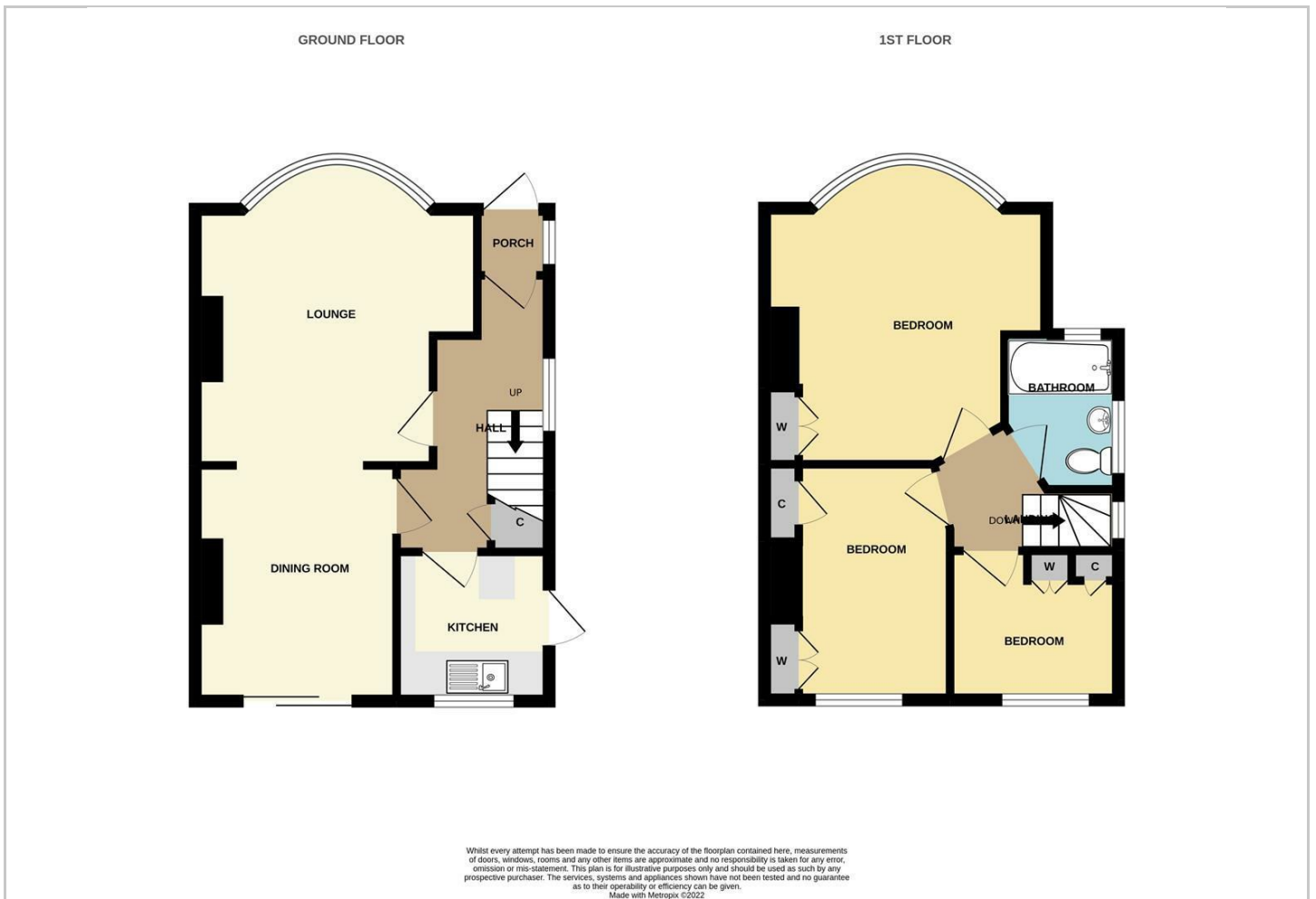
## Hybrid Map



## Terrain Map



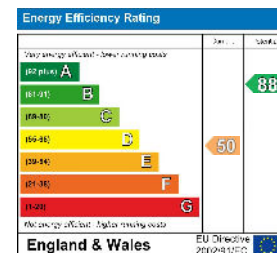
## Floor Plan



## 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



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