



£1,800 Per Month

99 Woodcote Drive, Orpington, Kent, BR6 8DT

Presented in a immaculate condition is this three bedroom split level maisonette. Offering open plan living, with two double bedrooms to the second floor and one single bedroom. Located in a popular location with easy access to Crofton Schools as well as Petts Wood and Orpington Stations. Available now.

### RECEPTION ROOM

19'10 x 16'1 (6.05m x 4.90m)

### KITCHEN AREA

16'1 x 5'6 (4.90m x 1.68m)

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

12'11 x 9'6 (3.94m x 2.90m)

### BEDROOM TWO

9'11 x 9'6 (3.02m x 2.90m)

### BEDROOM THREE

9'10 x 6'5 (3.00m x 1.96m)

### BATHROOM

### GARAGE EN BLOC

### DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Left at mini-roundabout into Towncourt Lane. Over mini-roundabout into Crofton Lane and second left into Place Farm Avenue. Right round bend and then left, take first left into Woodcote Drive.

### Directions

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Left at mini-roundabout into Towncourt Lane. Over mini-roundabout into Crofton Lane and second left into Place Farm Avenue. Right round bend and then left, take first left into Woodcote Drive.

### Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application along with paying a weeks rental amount as a holding fee. This is non refundable if prospective tenant/s withdrawn or fail referencing. If the landlord withdraws, this is refundable. Prior to taking occupation of the property you will be required to pay a deposit of 5 weeks the monthly rent, and the first months rent in advance (minus the holding fee amount).

