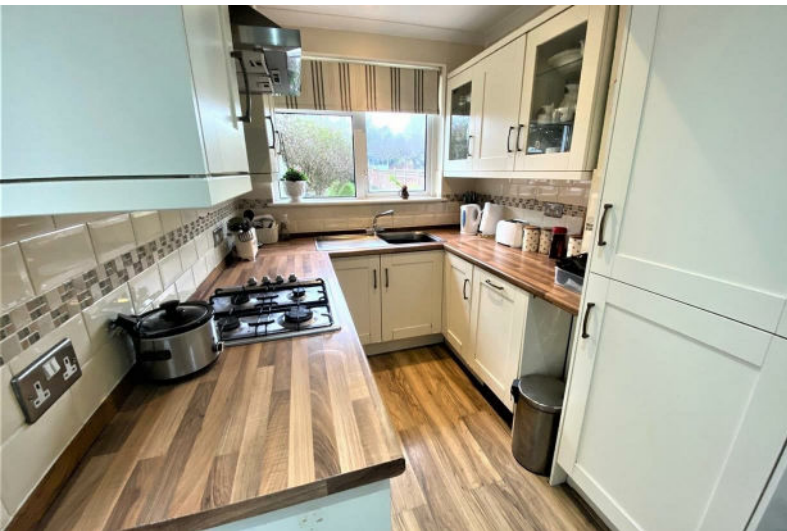




Crescent Drive Petts Wood BR5 1BD

Offers In The Region Of
£670,000 Freehold





This is an attractive, extended, three bedroom family home set along Crescent Drive which remains one of Petts Wood's most popular roads. Its located within close and convenient proximity of Petts Wood Mainline Station, the local shops, cafes, restaurants and supermarkets of Queensway and Station Square, plus the outstanding Crofton Schools. On the ground floor there is a welcoming entrance which leads to a sizable thru lounge/dining room and a modern fitted kitchen with a selection of integrated appliances. The accommodation on the first floor offers three bedrooms and a family bathroom. Externally the West facing rear garden extends to just under 140' and enjoys wonderful afternoon sun which can be enjoyed by the properties sizable patio. This superb family home is offered on a 'Chain Free' basis making the buying process significantly easier, and with this in mind your earliest viewing is highly advised.

FRONT

Paved driveway, providing off street parking leading up to:

PORCH

Double glazed door to front and double glazed windows to side.

HALLWAY

Double glazed bay window to side. Under stairs storage cupboard and fitted carpet.

THRU LOUNGE/DINING ROOM

31'8 x 12'9 reduced to 9'2 (9.65m x 3.89m reduced to 2.79m)

Double glazed half bay window to front plus double glazed sliding patio doors to the rear. Feature electric fire with wooden mantle piece and stone hearth. Two double radiator and fitted carpet.

KITCHEN

12'5 6'8 (3.78m 2.03m)

Double glazed windows to rear plus double glazed door to side. Fitted kitchen with a range of wall and base units with roll top work surfaces. Built in oven and grill plus a four burner gas hob with extractor over. integrated fridge and freezer. Integrated dishwasher. Space and plumbing for washing machine, cupboard enclosed boiler, spot lights, part tiled walls and laminate flooring.

STAIRS TO FIRST FLOOR

LANDING

Double glazed window to side. Loft hatch and fitted carpet.

BEDROOM ONE

13'10 x 12'8 (4.22m x 3.86m)

Double glazed bay window to front. Built in wardrobes, double radiator and fitted carpet.

BEDROOM TWO

10'6 x 7'10 (3.20m x 2.39m)

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

BEDROOM THREE

8'8 x 6'7 (2.64m x 2.01m)

Double glazed windows to rear. Radiator and fitted carpet.

BATHROOM

Double glazed windows to side plus a port hole window to front. Three piece suite comprising a panel bath with mixer taps, shower attachment and glass screen. Wall mounted wash basin with mixer taps and storage draws under. Low level WC. Spot lights and part tiled walls.

GARDEN

136' approx (41.45m approx)

The garden is mainly laid to lawn with a large entertaining patio to the rear of the house plus a number of shielding trees and bushes to offer privacy. Timber storage shed.

DETACHED GARAGE

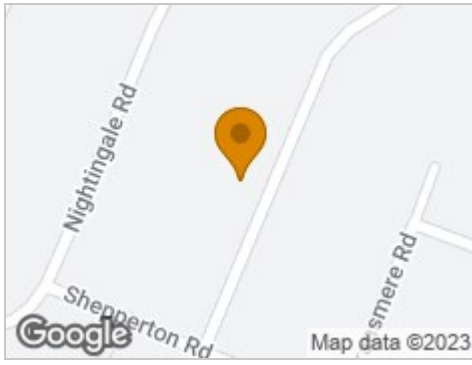
Double doors to front. Power and light.

DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Right at mini-roundabout into Queensway and first left into Lakeswood Road. Immediate left is Crescent Drive.



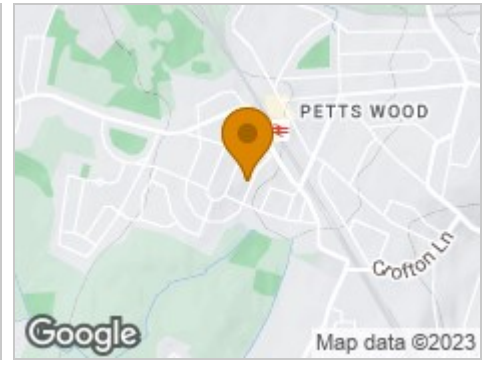
Road Map



Hybrid Map



Terrain Map



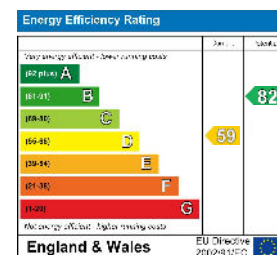
Floor Plan



Viewing

Please contact our Petts Wood Office on 01689 819991 or 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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