



Woodcote Drive Crofton BR6 8DB

Asking Price £465,000
Freehold



- Terrace House
- Three Bedrooms
- Well Maintained & Presented
- Approx. 35' garden
- Garage En Bloc
- Council Tax Band D



Superbly maintained and presented three bedroom family home, situated on the ever popular Crofton development and ready for internal viewing for quality of accommodation to be fully appreciated. Located in both the Crofton and Darrick Wood catchment areas, this property is sure to attract much interest and as such your early viewing comes highly recommended.

FRONT

Lawn front garden, stocked with an array of mature shrubs and borders leading up to double glazed mottled front door with access into;

HALLWAY

Original parquet flooring, storage cupboard and part glazed hardwood front door leading into;

LOUNGE/DINER

26' x 13' (7.92m x 3.96m)

Dual aspect double glazed windows to front with plantation blinds plus double glazed door to rear. Two double radiators, large understairs storage cupboard and original parquet flooring.

KITCHEN

9' x 7' (2.74m x 2.13m)

Double glazed windows overlooking the rear garden. Extensive range of fitted wall and base units finished in a shaker style with complementing wood effect work surfaces. Single drainer single bowl sink unit with mixer taps, integrated washing machine and separate dishwasher. Electric oven and gas hob with extractor hood. Integral fridge and separate freezer. Partial tiling to walls and tiled floor. Spot lights.

STAIRS TO FIRST FLOOR LANDING

LANDING

Access to loft via loft ladder and combination boiler located in loft. Airing cupboard.

BEDROOM ONE

13'5 x 9'5 excluding fitted wardrobe (4.09m x 2.87m excluding fitted wardrobe)

Double glazed windows to front. Extensive range of fitted wardrobes and single radiator.

BEDROOM TWO

10'4 x 9'8 excluding fitted wardrobe (3.15m x 2.95m excluding fitted wardrobe)

Double glazed windows to rear. Fitted wardrobe and single radiator.

BEDROOM THREE

10' x 6'6 (3.05m x 1.98m)

Double glazed window to front. Fitted wardrobe and single radiator.

BATHROOM

Mottled double glazed window to rear. Luxury white three piece suite comprising bath with mixer taps and shower attachment with glass screen. Vanity wash hand basin set in its own storage area and a low level WC. Chrome ladder radiator and tiling to floor.

GARDEN

35' approx (10.67m approx)

Very low maintenance artificial turf garden with two patio areas, shed and rear pedestrian access.

GARAGE

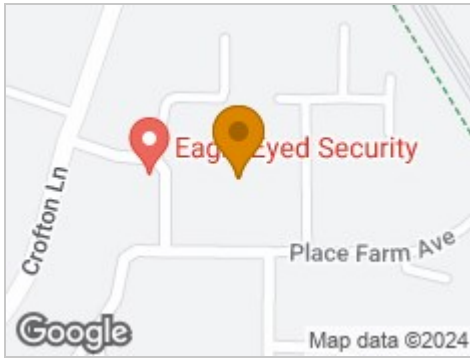
En Bloc garage with up and over door.

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.



Road Map



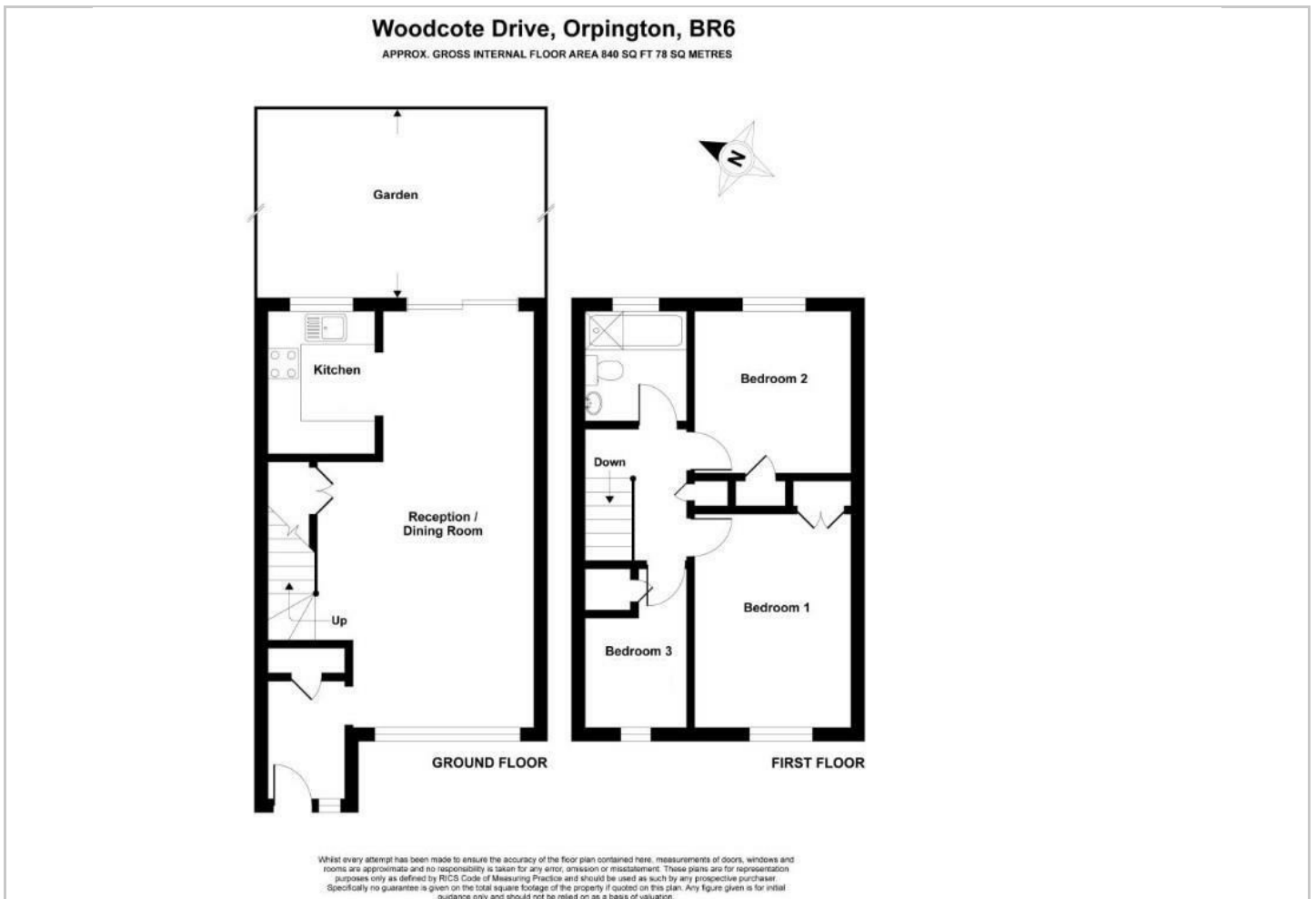
Hybrid Map



Terrain Map



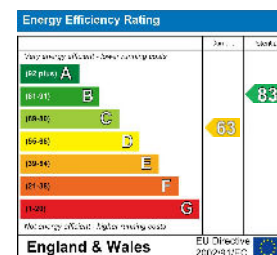
Floor Plan



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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