



134 Crescent Drive, Petts Wood, Kent, BR5 1BE

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Kent, BR5 1BE

- Spacious 4 Bed Semi-Detached
- Lovely open plan living
- Main Bedroom Ensuite
- Close to station and popular schools
- Council Tax Band E



Extremely well maintained and presented 4 bed family home which requires internal viewing for the quality and size of the accommodation to be fully appreciated. Located in the catchment area of Crofton Schools and within walking distance of Petts Wood Station, this property would be an ideal 1st time buy for a young professional. Early viewing is highly recommended.

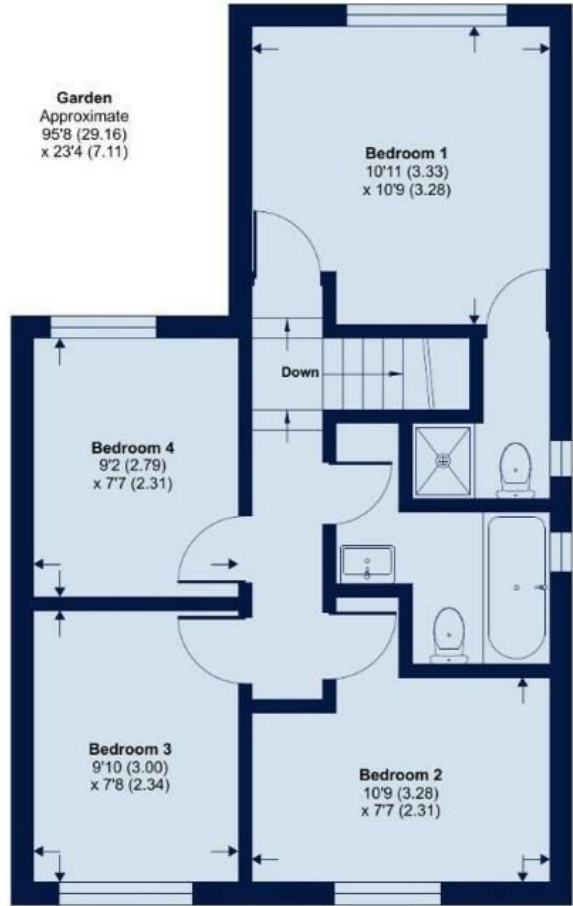


## Viewing

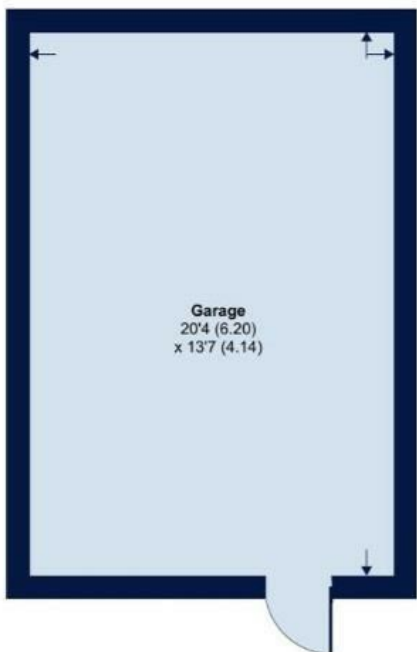
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.

# Crescent Drive, Petts Wood, Orpington, BR5

Approximate Area = 1126 sq ft / 104.6 sq m  
 Outbuilding = 278 sq ft / 25.8 sq m  
 Total = 1404 sq ft / 130.4 sq m  
 For identification only - Not to scale



**Garden**  
 Approximate  
 95'8 (29.16)  
 x 23'4 (7.11)



**IMPORTANT NOTES:**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
Energy Efficiency Class	Current	Minimum
95-100 (A)		87
81-94 (B)		
69-80 (C)		66
55-68 (D)		
39-54 (E)		
21-38 (F)		
1-20 (G)		

England & Wales EU Directive 2002/91/EC

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