



15 Branston Crescent, Crofton, Kent, BR5 1HA
£650,000

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Kent, BR5 1HA**

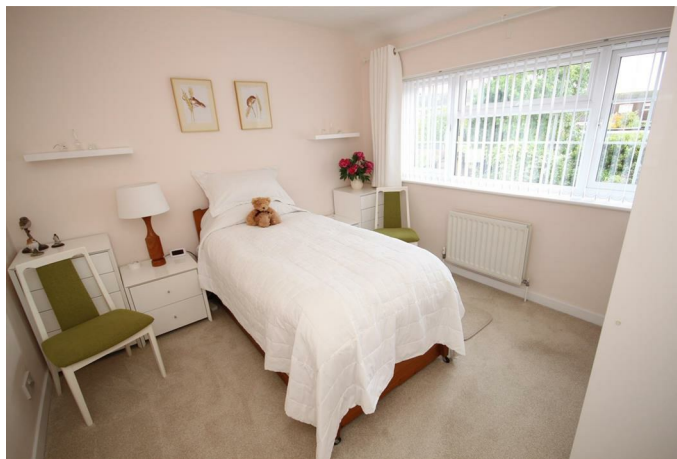
- Extended
- 3 Bedroom Family Home
- Within Crofton and Darrick Wood
Schools Catchment
- Scope for further Extension
(STPP)
- Council Tax Band E



An well maintained & extended, 3 bedroom family home, situated within a quiet backwater & with access to both Crofton & Darrick Wood Schools. There is scope for further extension, subject to the usual permissions & the accommodation currently comprises of 3 reception areas, the well appointed kitchen, utility area & WC to the ground floor, whilst upstairs we find 3 good sized bedrooms & a larger than average bathroom. The secluded garden is stunning, hosting an array of mature shrubs & borders & there is also a garage. This delightful home is sure to attract much interest & your early viewing comes 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.



This floor plan shows a three-bedroom house with a garden. The layout includes:

- UP HALL:** Located at the top left, featuring a staircase with an upward arrow and a door labeled 'C'.
- RECEPTION ROOM 1:** Located at the top right, measuring 4.27m x 3.96m (14'0" x 13'0"). It has a fireplace on the right wall and a door leading to the garden.
- KITCHEN:** Located in the middle left, measuring 3.51m x 2.97m (11'6" x 9'9"). It includes a sink, a four-burner gas hob, and a refrigerator.
- RECEPTION ROOM 2:** Located in the middle right, measuring 3.35m x 3.35m (11'0" x 11'0"). It has a fireplace on the left wall and a door leading to the garden.
- BATHROOM:** Located in the bottom left, measuring 2.74m x 2.21m (9'0" x 7'3"). It contains a bathtub, toilet, and sink.
- UTILITY ROOM:** Located at the bottom left, measuring 2.74m x 2.21m (9'0" x 7'3"). It has a door leading to the garden.
- RECEPTION ROOM 3:** Located at the bottom right, measuring 5.12m x 2.82m (10'3" x 9'3"). It has a fireplace on the left wall and a door leading to the garden.
- GARDEN:** A large green area at the bottom, labeled "GARDEN APPROX 40'".

BEDROOM 3
2.51m x 2.44m
8'3" x 8'0"

MASTER BEDROOM
4.52m x 3.05m
14'10" x 10'0"

BEDROOM 2
3.48m x 3.45m
11'5" x 11'4"

BATHROOM

LANDING
DOWN

C