



199 Crofton Lane, Petts Wood, Kent, BR6 0BP

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Kent, BR6 0BP**

- Detached House
- Three Bedrooms
- Two Reception Room
- Bathroom plus Ensuite
- Stunning 75' approx garden
- Council Tax Band G
- Planning Permission Granted For 5 Bedrooms
- Close to Crofton & Perry Hall School



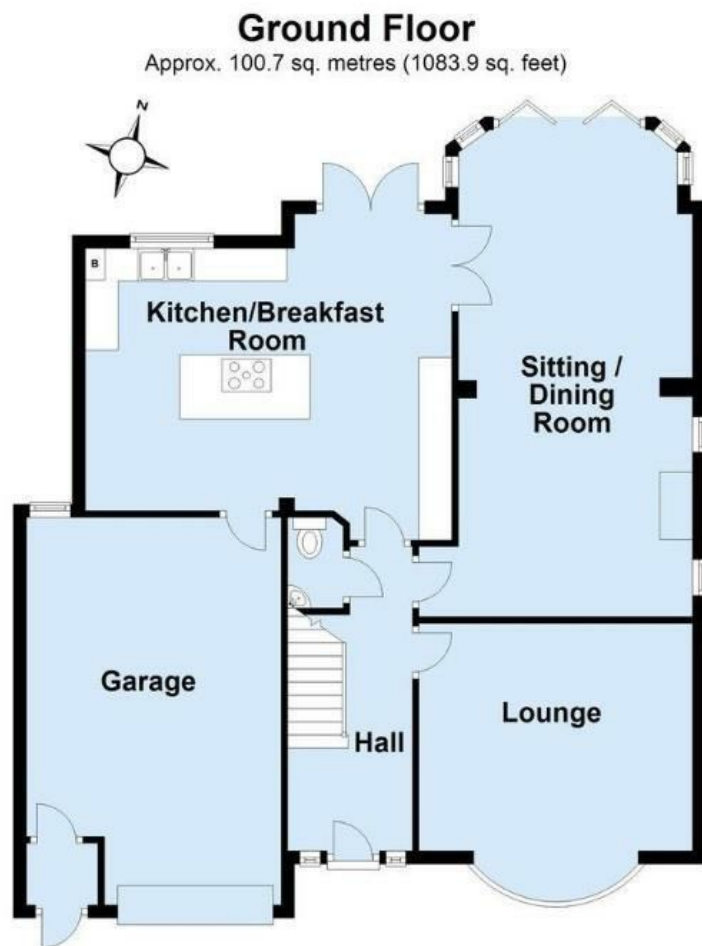
A well presented, detached, 3 bedroom family home; which is offered to the market in good condition and features a beautiful garden and delightful kitchen/breakfast room. This property is located within convenient reach of Crofton and Perry Hall Schools, as well as Petts Wood and Orpington Stations. Planning permission has been granted to increase the accommodation to five bedrooms and rear extension.& Architect drawings are available. The property is being sold on a no chain basis-Call today to view.



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.





First Floor

Approx. 57.6 sq. metres (620.0 sq. feet)



Total area: approx. 158.3 sq. metres (1703.9 sq. feet)

Plan produced using PlanUp.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	70
	EU Directive 2002/91/EC	

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