



151 Clareville Road, Crofton, Kent, BR5 1RS
£550,000

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- Crofton & Darrick Wood School Catchments
- Three Bedrooms & Two Bathrooms
- Extended to Loft to Offer Wonderful Master With En Suite
- Stunning Garden With Side Access & Lovely Garden Room
- Open Plan Kitchen/Breakfast Room
- Excellent Location With Access to Orpington & Petts Wood Stations
- Garage On Block

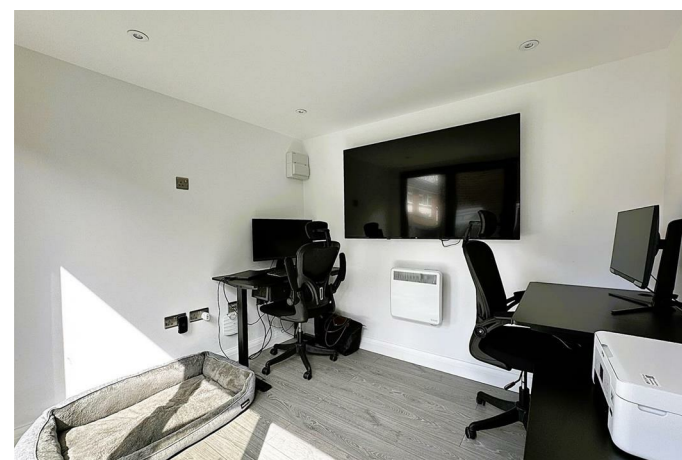
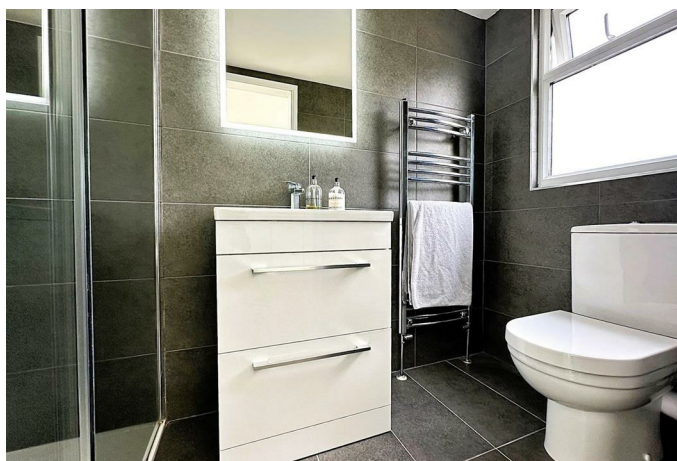


GUIDE PRICE £550,000 - £575,000. If you are looking for a property which doesn't require any works and is set within the catchments of Crofton & Darrick Wood Schools, then a viewing is simply a must of this exceptional end terrace home.

The property has been wonderfully refurbished & thoughtfully extended in to the loft space to offer buyers a 3 bedroom, 2 bathroom family home. Set in a stunning location between Petts Wood, Orpington & Locksbottom the property fronts on to a green to the front with the interior features including a lounge, spacious kitchen/breakfast room, 2 good size bedrooms & a well appointed family bathroom on the first floor, & on the second floor a light & airy master bedroom with storage & an en suite shower. The garden is well maintained with side access & the sellers have installed a wonderful garden room, which has power & light plus bi-fold doors to the front. The property also features a garage which is on a block close to the house, this also has power. Call now to view this fantastic family home.

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		86
(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		EU Directive 2002/91/EC

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