



44 Place Farm Avenue, Crofton, BR6 8DQ
£450,000

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BR6 8DQ

- Ready to Move Into Family Home
- Excellent Location In The Catchment Of Both Crofton & Darrick Wood Schools
- 2 Double Bedrooms
- Modern Kitchen and First Floor Bathroom
- Off Road Parking and Garage En Bloc
- Private Rear Garden
- Chain Free Sale



Available now for viewing is this well presented 2 double bedroom terraced home, which benefits from a private driveway and a garage en bloc. The property is located on the sought after Place Farm development, within the catchment of both Crofton & Darrick Wood Schools and within reach of both Petts Wood and Orpington Stations. The ground floor offers a spacious hallway with ample storage, a modern fitted kitchen and a sizable lounge to the rear. On the first floor there are two excellent size double bedrooms, both of which have built in storage and a family bathroom. To the rear there is a delightful South facing rear garden. The property is offered on a chain free sale and a viewing comes highly recommended.

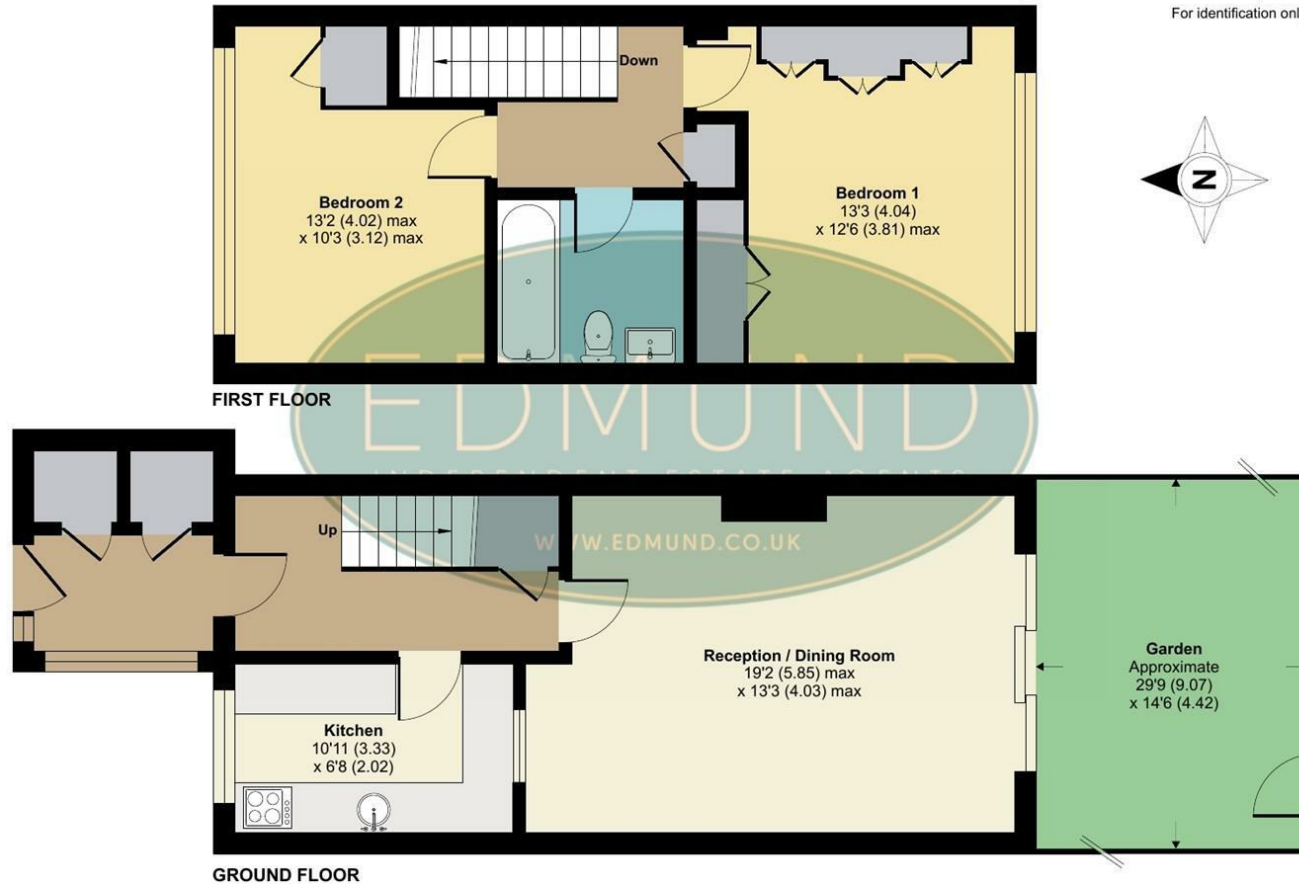
Viewing

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.



Place Farm Avenue, Orpington, BR6

Approximate Area = 870 sq ft / 80.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Edmund Estate Agents. REF: 1327006

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	65	79
EU Directive 2002/91/EC		

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