



83 Clareville Road, Crofton, BR5 1RU
£345,000

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- Recently Refurbished Split Level Maisonette
- 2 Good Sized Bedrooms
- Well Appointed Bathroom
- Ideally located for local facilities
- In the catchment area for good schools including Crofton and Darrick Wood
- Own Garage
- No Onward Chain
- Council Tax Band C
- The property benefits from a 900+ year lease.



A stunning, recently refurbished 2 bedroom, split level maisonette, which is offered with no onward chain. Ideally located for all local facilities & situated within the catchment area for both Crofton & Darrick Wood Schools (as well as a number of other highly sought after schools) , this property sits within a quiet backwater with communal gardens to the front. Internally, the accommodation comprises a light & bright reception room, with access to the 14'2 x 10'8 fitted kitchen diner, whilst upstairs, we find 2 good sized bedrooms & a well appointed bathroom. The property also has it's own garage, which has also been refurbished. The property benefits from a 900+ year lease. This 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.



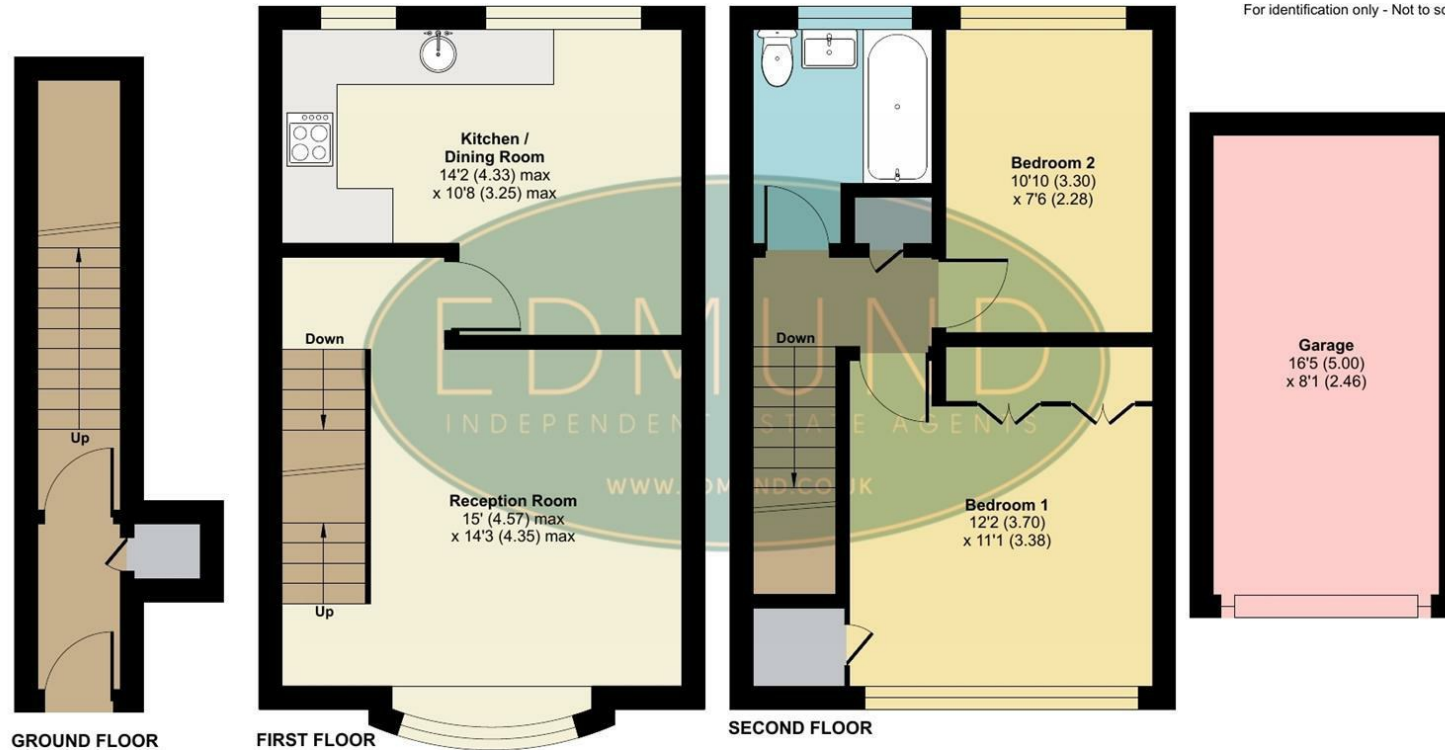
Clareville Road, Orpington, BR5

Approximate Area = 748 sq ft / 69.4 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 880 sq ft / 81.6 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: 1353425

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	EU Directive 2002/91/EC	

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