



257 Crescent Drive, Petts Wood, Kent, BR5 1AY
£725,000

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- Extended 4 Bed Family Home
- No Onward Chain
- 180' West Facing Garden
- Walk to Shops and Schools
- Walking Distance to Transport Links to Central London
- Council Tax Band E



An extended, four bedroom family home, offered with no onward chain, which possess a lovely 180' West facing garden. The properties unique lay out means that it has a separate 4th bedroom to the rest of the house, making it ideal for those seeking to create a office/therapy room etc. Crescent Drive is ideally located for all local facilities, with a number of quality schools within easy walking distance & Petts Wood shops and a station are a few hundred yards away. Phone today to arrange a viewing.

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.





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	63	84
EU Directive 2002/91/EC		

01689 819991

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