



122 Crescent Drive, Petts Wood, BR5 1BE
£825,000

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- Extended Semi Offering Four Bedrooms & Two Bathrooms
- Open Plan Kitchen/Diner With Utility & Conservatory
- Well Presented Garden With Large Garage to the Rear
- Generous Size Bedrooms & Contemporary Family Bathroom
- Prime Road For Crofton Schools & Petts Wood Station
- Well Presented Throughout
- Viewing Advised



Offering buyers four excellent size bedrooms, two bathrooms (including a master en-suite) and offered to the market with excellent presentation, is this attractive semi detached family home. The property is located on Crescent Drive, a highly sought after tree lined side road set in the heart of Petts Wood. This location is paramount and provides an outstanding balance of schools catchments, most notably Crofton (Ofsted outstanding), amenities, local shops, cafes and restaurants of Queensway and Station Square and of course Petts Wood station with fast and frequent routes serving Central London. The property is set over three levels, with plenty of accommodation for families. The ground floor features a bright lounge to the front and an open plan modern kitchen diner to the rear. The first floor incorporates three wonderful size bedrooms (with bedroom four an impressive 10'11 x 8'2 and a contemporary family bathroom. The extension into the loft provides a master suite with a dressing area, ample built-in storage and an en-suite shower room. Further features include a well maintained garden which extends to over 100', off road parking, a utility room off of the kitchen and a conservatory. To the rear of the garden viewers will find a garage which measures 20'8 x 16'4 and can be accessed via the residents-only service road. Interest in Crescent Drive properties is always high, so arrange your viewing now.

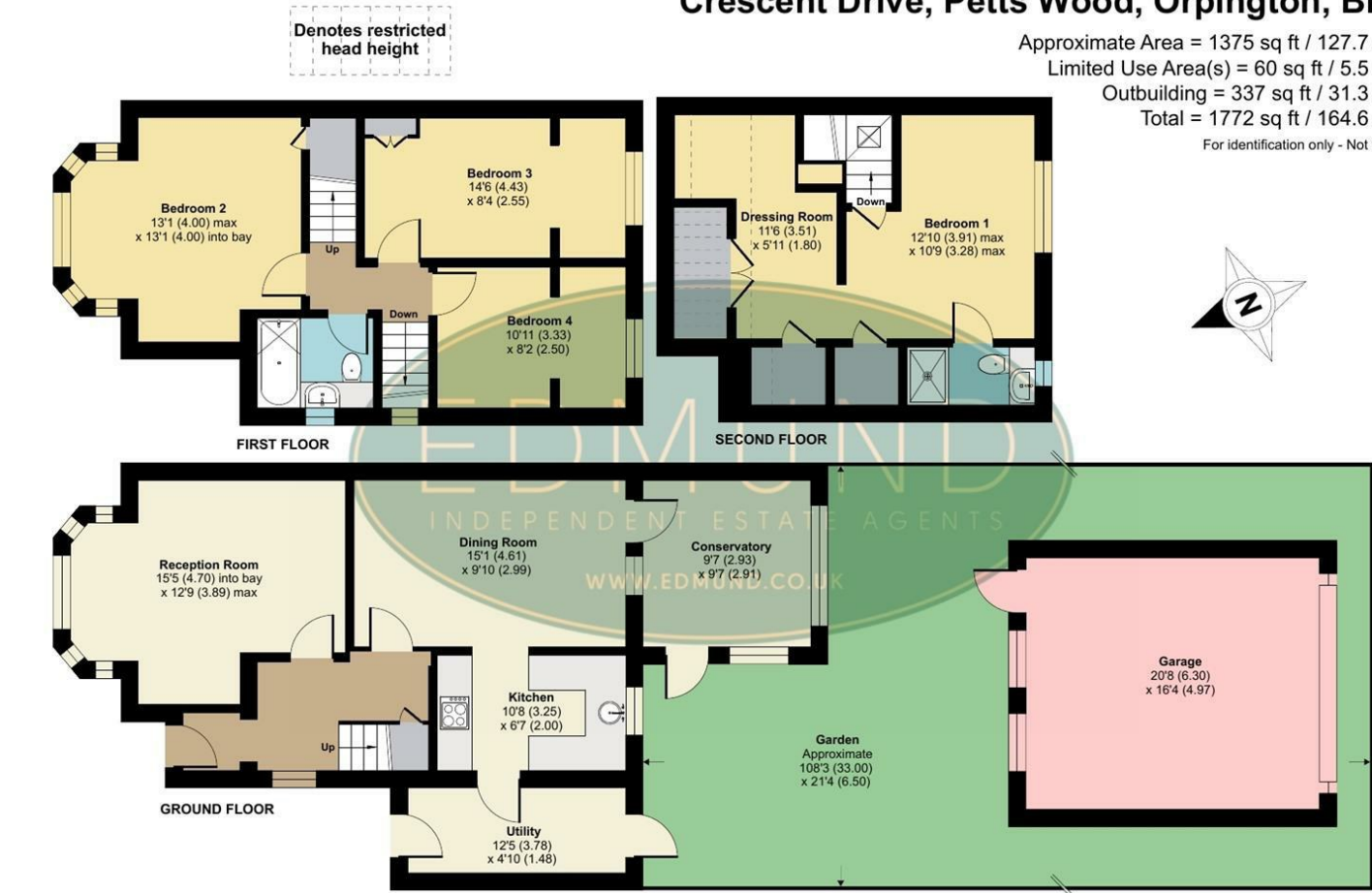
Viewing

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.



Crescent Drive, Petts Wood, Orpington, BR5

Approximate Area = 1375 sq ft / 127.7 sq m
Limited Use Area(s) = 60 sq ft / 5.5 sq m
Outbuilding = 337 sq ft / 31.3 sq m
Total = 1772 sq ft / 164.6 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 2026. Produced for Edmund Estate Agents. REF: 1455747

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		83
(69-80) C		
(55-68) D	65	
(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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