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49 Ferndown Avenue, Crofton, Kent, BR6 8DE
£450,000

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26 Station Square, Petts Wood, Kent, BR5 1NA

49 Ferndown Avenue, Crofton, Kent, BR6 8DE

- CHAIN FREE Family Home
- Three Bedrooms & Two Receptions
- Ground Floor W.C & First Floor Bathroom
- 65' Approx South Aspect Garden
- Fantastic Location Close to Crofton & Darrick Wood Schools
- Excellent Commuter Links Via Both Petts Wood & Orpington Stations
- Potential to Extend (STPP)
- Garage En Bloc

CHAIN FREE SALE. This is a rare opportunity to purchase this three bedroom family home, offering a much larger than average due South aspect garden and set upon the popular Place Farm Development, which offers the catchments of the outstanding Crofton Schools and also Darrick Wood. This terraced home offers far more than many properties within this price point and starts with an entrance hallway with a handy W.C., from here viewers will note a dedicated dining area, leading the a good size kitchen and across the rear an impressive lounge measuring 16'2 x 13'7. The first floor provides three bedrooms, all of which benefit from built in storage and a family bathroom. To the front, the property overlooks a pleasant green and is well set back from the road and to the rear there is a fantastic South facing garden which extends to approx. 65', gardens of this size are incredibly rare in this location, but it offers the opportunity for extension (STPP) whilst still maintaining a good size garden. The location for this property is paramount, not only for the outstanding local schooling but also the easy and convenient accessibility of both Petts Wood & Orpington stations, combining that with the excellent local amenities within both locations.

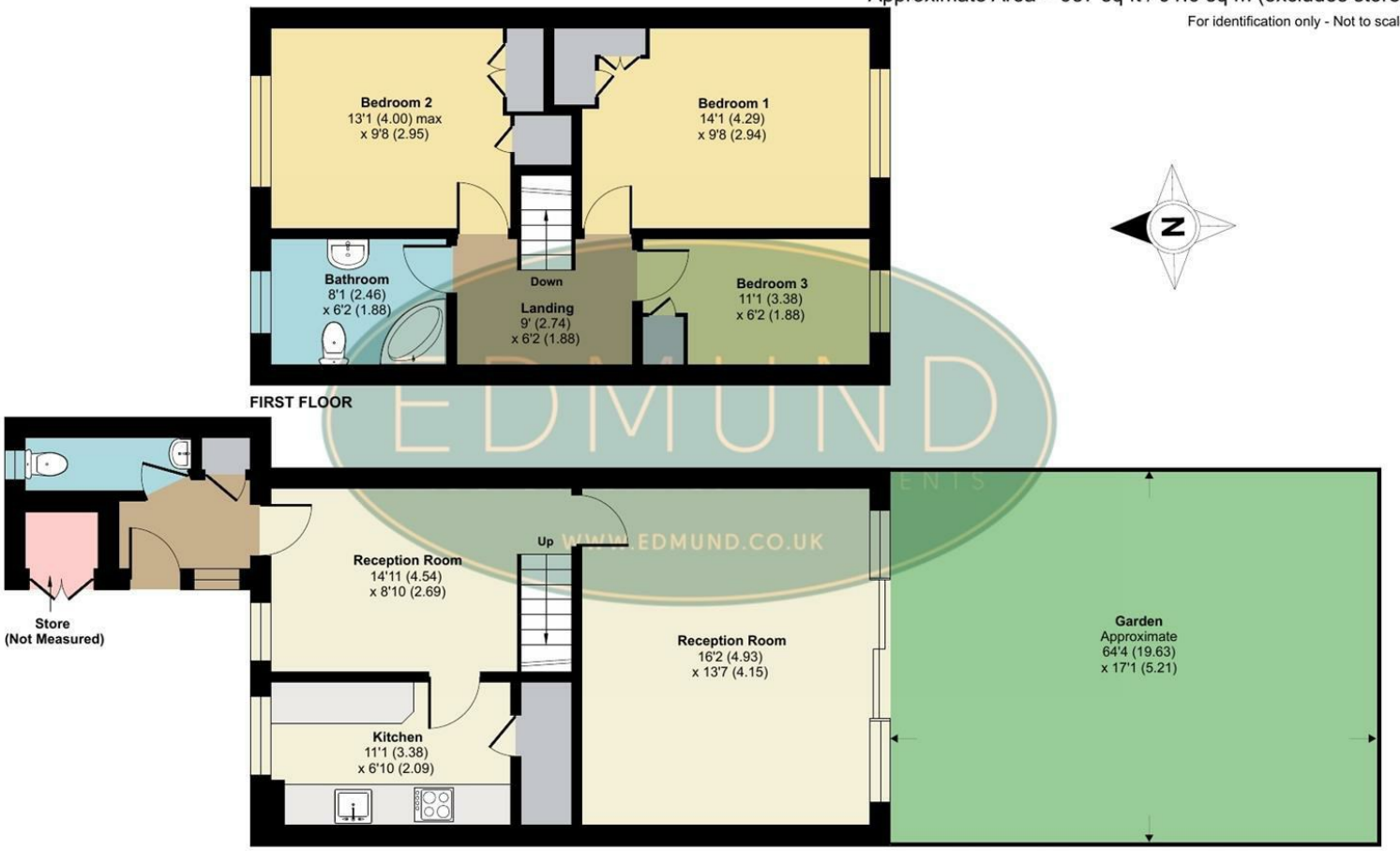
Viewing

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.

Ferndown Avenue, Orpington, BR6

Approximate Area = 987 sq ft / 91.6 sq m (excludes store)

For identification only - Not to scale



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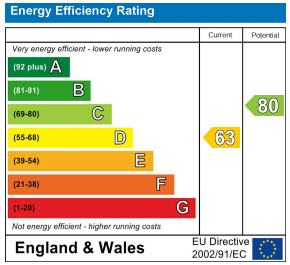
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edmund Estate Agents. REF: 1493569



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.

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