



9 Tandridge Drive, Crofton, Kent, BR6 8BY
£495,000

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- Stunning 3/4 Bedroom Townhouse
- Newly Installed Kitchen/Diner (2024/25) With Integrated Appliances
- Large and Bright Lounge
- Private Garden & Off Road Parking
- Crofton and Darrick Wood School Catchments
- Gas Central Heating & Newly Installed Double Glazing



This is a stunning, 3/4 bedroom townhouse, which is located on the popular Place Farm development in Crofton and within the catchments of both Crofton infant/junior schools and Darrick Wood. The property is very well presented throughout and features a bright and welcoming hallway with internal access to the garage, plenty of storage, a ground floor W.C and access to bedroom four, which could be utilized as a study or play room. On the first floor there is a wonderful living room, a modern fitted kitchen/diner (installed 2024) with a range of integrated appliances including a macerator. Then on the second floor there are three bedrooms, all featuring built in wardrobes and storage, plus a family bathroom. Externally the property offers a private rear garden and off road parking to the front. Further features include recently installed double glazing (still within Fensa warranty) and gas central heating. This outstanding family home, located within reach of local shops and also Petts Wood and Orpington stations requires viewing to appreciate everything on offer.

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.



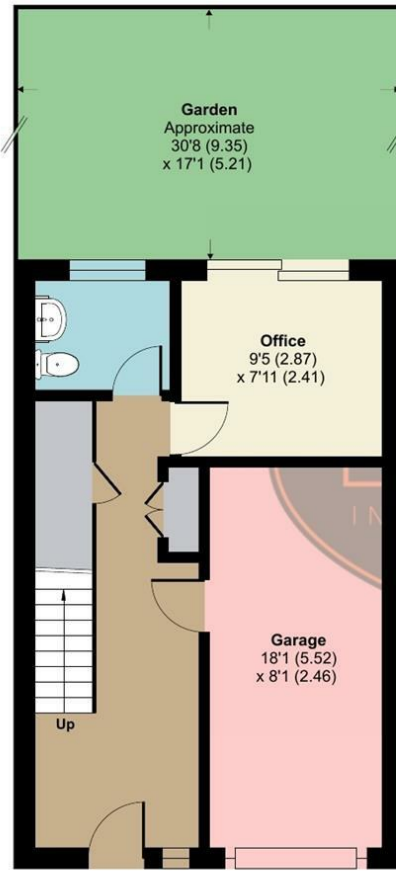
Tandridge Drive, Orpington, BR6

Approximate Area = 1134 sq ft / 105.3 sq m

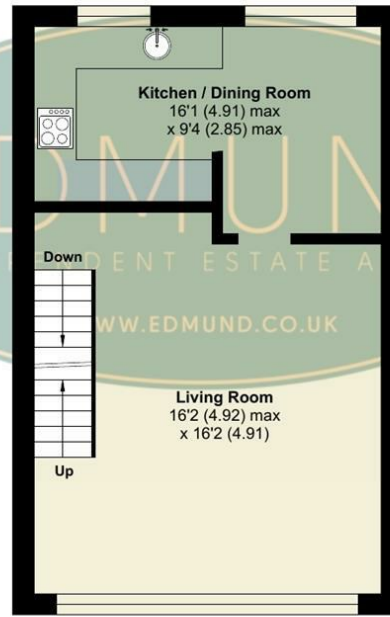
Garage = 144 sq ft / 13.3 sq m

Total = 1278 sq ft / 118.6 sq m

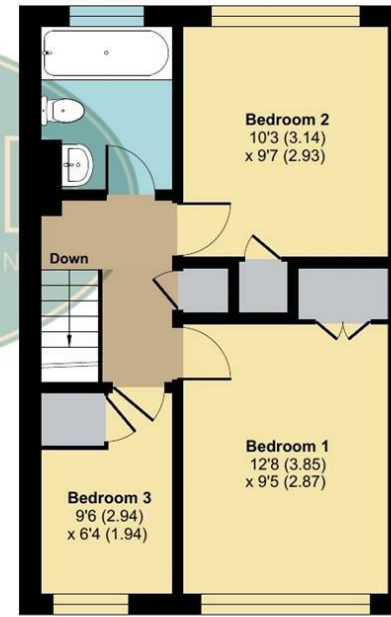
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1396244

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	71	78
	EU Directive 2002/91/EC	

01689 819991

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