



Crest View Drive, Petts Wood

Freehold

£850,000

This is a fantastic opportunity to purchase this extended, 4 bedroom, family home. It is located on one of Petts Woods highly sought after roads, with local & convenient access to Petts Wood Station, the shops on Queensway as well as a number of excellent local schools. The property is positioned on a good size corner plot & comprises a 3 ground floor reception rooms, a W.C, modern fitted kitchen with some integration & a welcoming entrance hallway. On the first floor there are 4 very well proportioned bedrooms, a guest shower room & a family bathroom. Externally there is a paved driveway to the front, & to the rear the garden which extends to the rear & side is truly stunning. To the rear it offers excellent seclusion & to the side fantastic hosting space or space to extend (STPP). We highly recommend a viewing of this outstanding family home.

Property Features

- Extended Semi Detached Family Home
- Corner Plot With Potential To Further Extend (STPP)
- Very Close to Queensway & Petts Wood Station
- Simply Stunning Garden
- 4 First Floor Bedrooms & 2 Bathrooms

- Close to Excellent Local Schools

Property Description

FRONT

Off street parking provided via a block paved driveway leading up to:

ENTRANCE PORCH

Quarry tiled floor. Covered porch.

HALLWAY

Stairs to first floor landing. Radiator and fitted carpet.

W.C.

Double glazed window to side. Wall mounted hand basin with mixer tap and low level W.C. Wall mounted heated towel rail, extractor fan, part tiled walls and laminate flooring.

DINING ROOM

13' 10" x 9' 3" (4.22m x 2.82m)

Double glazed window to front. Double radiator and fitted carpet.

LIVING ROOM

12' 9" x 11' 7" (3.89m x 3.53m)

Double glazed bay window to front. Feature fireplace with Limestone mantle piece and hearth. Radiator and fitted carpet.

FAMILY ROOM

16' 11" x 12' 5" @ max widest point (5.16m x 3.78m)

Double glazed sliding doors to rear plus double glazed window to rear. Under stairs cupboard, radiator and fitted carpet.

KITCHEN

13' 3" x 9' 3" (4.04m x 2.82m)

Double glazed windows to rear plus double glazed door to side. Fitted kitchen with a range of wall and base units. Built in fridge freezer, space and plumbing for washing machine. Inset sink with mixer taps and drainer to side. Freestanding electric oven (negotiable) with five ring hob and extractor over. Breakfast bar, space for dishwasher, built in microwave and double radiator. Part tiled walls and laminate flooring.





FIRST FLOOR LANDING

Built in cupboard, radiator, loft hatch, fitted carpet and spot lights.

BEDROOM ONE

13' 4" x 11' 5" (4.06m x 3.48m)

Double glazed windows to front. Built in wardrobes, double radiator and fitted carpet.

BEDROOM TWO

12' x 11' 7" (3.66m x 3.53m)

Double glazed bay window to front. Built in cupboard, radiator and fitted carpet.

BEDROOM THREE

10' 4" x 9' 3" (3.15m x 2.82m)

Double glazed windows to rear. Built in cupboard, radiator and fitted carpet.

BEDROOM FOUR

10' 8" x 6' 3" (3.25m x 1.91m)

Double glazed windows to rear. Built in wardrobe, radiator and fitted carpet.

SHOWER ROOM

Double glazed window to rear. Three piece suite comprising a cubicle shower with wall mounted Aqualisa power shower. Pedestal wash hand basin with mixer taps and low level W.C. Wall mounted heated towel rail, tiled walls and flooring. Spot lights.

BATHROOM

Double glazed window to side. Three piece suite comprising a panel bath with mixer taps and a wall mounted Aqualisa power shower with glass screen. Pedestal wash hand basin with mixer taps and low level W.C. Wall mounted heated towel rail, part tiled walls and vinyl flooring. Spot lights.

GARDEN

100' x 30' (30.48m x 9.14m)

Set in two sections the first is accessed directly from the rear of the house. Its mainly laid to lawn with a patio and pathway leading from a decked entertaining area. To the side, this leads to another stunning part of the garden, which sides onto the house and is mainly laid to lawn with a further patio area. There is also a timber storage shed and a summer house. There is a feature vegetable patch, which is enclosed by railway sleepers and to the front there is side access which leads out onto the driveway.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Local Authority: Bromley London Borough Council
Council Tax Band: Band F
Viewings: Strictly by appointment only



rightmove  Zoopla.co.uk

26 Station Square
 Petts Wood
 Kent
 BR5 1NA

Tel: 01689 819991
 Email: pettswood@edmund.co.uk
 Web: www.edmund.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.