

**Petts Wood
Sales & Lettings**

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175 Crofton Lane, Petts Wood, Kent, BR6 0BP

£775,000

A viewing is highly advised of this spacious three bedroom detached family home, which amongst many selling points is the substantial rear garden and large frontage. The property is positioned for convenient access to Crofton infant and junior schools as well as Petts Wood station with its fast & frequent links to a range of Central London stations. The accommodation comprises a good size bay fronted lounge, kitchen/diner and conservatory. The first floor has three double bedrooms and a family bathroom. The aforementioned garden extends to approx. 120' and we are of the opinion that this property offers fantastic potential for extension and improvement (STPP).

- Detached family home
- Large lounge
- Conservatory
- Garage plus OSP
- Three bedrooms
- Approx 120' garden

FRONT

Driveway to front leading up to:

PORCH

Enclosed porch with tiled flooring with access into:

HALLWAY

Laminate flooring, under stairs storage cupboard and radiator with cover.

LOUNGE

12' x 11' 10" (3.66m x 3.61m) Double glazed bay windows to front. Feature cast iron fireplace, double radiator and laminate flooring.

KITCHEN

10' 7" x 9' 1" (3.23m x 2.77m) Double glazed windows to rear. A range of wall and base units with roll top work surfaces, integrated oven with a five ring burner gas hob and fitted extractor over. Stainless steel sink with mixer tap and drainer to side. Space and plumbing for washing machine. Spot lights.

DINING ROOM

15' 1" x 13' 2" to widest point (4.6m x 4.01m) Double glazed window to front. Fireplace and laminate flooring.

CONSERVATORY

13' x 11' 10" (3.96m x 3.61m) Double glazed doors to side leading out to the garden. Fully double glazed with double glazed roof and laminate flooring.

STAIRS LEADING TO FIRST FLOOR LANDING

FIRST FLOOR LANDING

Double glazed window to side. Carpet is laid. Loft hatch and a airing cupboard.

BEDROOM ONE

14' 6" x 10' 1" (4.42m x 3.07m) Double glazed bay window to front. A range of built in wardrobes, carpet is laid, spot lights and a radiator.

BEDROOM TWO

13' 2" x 9' 6" (4.01m x 2.9m) Double glazed windows to front. Carpet is laid and a radiator.

BEDROOM THREE

9' 3" x 9' 1" (2.82m x 2.77m) Double glazed windows to rear. Carpet is laid and a radiator.

BATHROOM

9' 9" x 5' 4" (2.97m x 1.63m) Three double glazed windows to side and front. Bathroom suite comprising wood panel bath unit with mixer tap and shower attachment. Low level flush wc, pedestal wash hand basin, walk in shower cubicle, radiator, lino flooring and tiled walls.

GARDEN

120' Approx. (36.58m) Mainly laid to lawn with patio area. Well secluded with a range of mature trees and shrubs. Timber storage shed plus timber shed and side access.

GARAGE

Access from front and rear.

DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Left at mini-roundabout into Towncourt Lane and across next mini-roundabout into Crofton Lane.



Measurements are approximate. Not to scale. Illustrative purposes only
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