



Total area: approx. 83.9 sq. metres (902.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		34	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Oxhathw Crescent | Petts Wood | BR2

Guide Price of £550,000 to £575,000 Freehold

- Enviaible location
- Walk to Shops, Station & bus routes
- 3 good sized bedrooms
- Lounge/diner
- Fitted kitchen
- Fitted shower room
- Triple garage
- Amazing rear garden



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A GREAT BUNGALOW IN A GREAT LOCATION. Situated on a flat plot and within easy reach of shops and services in Petts Wood with its great transport links including the BR Station and bus routes into Bromley or Orpington. The property offers 3 bedrooms, a great bright and airy lounge, a modern fitted shower room and a modern fitted kitchen. The rear garden is truly amazing being secluded and backing onto the playing fields which gives the best sundown views in the evenings. There is an attached garage which is triple in size if used as parking however in our opinion lends itself to a wraparound extension subject to planning. To the front the property has ample parking for 3 cars. The property has been upgraded and is offered onto the market in good condition with the benefit of gas central heating and double glazing. This property is set to receive huge interest and we therefore recommend your earliest attention.



## Oxhawth Crescent, Bromley, BR2



### Entrance hall

Double glazed front door, cloaks cupboard, fitted carpets and radiator.

### Lounge/diner

16'9" x 12'6" (5.11m x 3.81m)

Double glazed doors and window opening onto the rear garden, feature display fireplace, radiator and fitted carpets.

### Bedroom 1

10'8" onto wardrobes x 9'12" (3.24m onto wardrobes x 3.04m)

Double glazed window to the front, deep wall to wall range of fitted wardrobes, fitted carpets and radiator.

### Bedroom 2

11'5" into bay x 9'6" (3.48m into bay x 2.89m)

Double glazed bay window to the front, fitted wardrobes, fitted carpets and radiator.

### Bedroom 3

9'7" x 6'11" (2.92m x 2.12m)

Double glazed window to the side, radiator and fitted carpets.

### Fitted kitchen

9'8" x 8'7" (2.95m x 2.61m)

Double glazed window to the rear, door to garden, Staines less steel sink with cupboards under, a range of wall and base units, cupboards and drawers, working surfaces with splash back tiling, plumbing for washing machine, space for a cooker.

### Fitted shower room

6'4" x 5'11" (1.94m x 1.80m)

Window to the side, fully tiled walls with contemporary ceramic tiles, shower cubicle with contemporary shower head, low level WC, wash hand basin, heated towel rail.

### Rear garden

Completely secluded, backing onto the playing fields, sunny aspect with a patio area, a decking area with steps down to the traditional lawn, flower beds and borders, mature shrubs and plants. Amazing sundown views.

### Garage

31'6" x 7'10" (9.59m x 2.38m)

Attached garage which is very deep, it is practically a triple tandem garage come car port.

### Front Garden & Driveway

Paved driveway with ample rooms for 3 cars and a flower border with mature hedge.



