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**3 Princess Parade Crofton Road
Orpington
BR6 8NP**

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£895,000

Great Thrift

Anthony Martin are delighted to bring to the market this fabulous modern 3 bedroom property located on a corner plot within the highly sought after area of Petts Wood East. Being only a 15 minute walk to Petts Wood this location is ideal for the commuter with fast trains into London, daytime shopping at the independent stores and delis, and a range of bars and restaurants to suit all.

The property benefits from a carriageway drive and sits in the middle of the plot with garden views from all rooms. The solar panels are privately owned and have historically covered all electricity costs with the benefit of a feed in tariff.

The property has a wonderful modern feel. From the central entrance hall you can appreciate the lovely living space. There is a wonderful lounge with a feature electric fire and French Doors into the garden. The dining room opens into the modern conservatory. The ideal place to enjoy the garden. The kitchen/breakfast room is made up of a range of solid wood units with a black stone worktop, and space for a range cooker and American style fridge/freezer.

To the first floor there are 3 good sized bedrooms all with plantation shutters. The master bedroom features an ensuite shower room. There is a further large double with plenty of built in storage and a third bedroom overlooking the garden. The new bathroom has a tiled floor with rain shower and white WC and basin.

The current owners have created a super private garden. Part of the garden is cleverly screened by mature hedging and is currently used by the children. The main garden features a terrace, hot tub, outdoor cabin/bar and is beautifully lit at night.



- **Corner Plot**
- **3 Bedrooms**
- **2 Bathrooms**
- **Modern Bathroom**
- **Conservatory**
- **Garden to 3 Sides**
- **Carriageway Drive**
- **15 Minute Walk to Petts Wood Station**
- **Sought After Location**
- **EPC D62**

