



Orpington BR5  
£325,000

**jdm**  
ESTATE AGENTS

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**Description:**

Having undergone a programme of recent refurbishment is this spacious two bedroom semi detached home. The property is well located for Petts Wood and St Mary Cray mainline stations serving several London termini including London Bridge, Charing Cross, Victoria, Waterloo and Blackfriars.

This family home comprises a lounge to front and dining room which has been opened up to the kitchen. To the first floor is the master bedroom with fitted wardrobes, a further bedroom and family bathroom.

To the rear of the property is the garden which is mainly laid to lawn with two substantial sheds. To the front of the property is off street parking.

Internal viewing comes highly recommended to appreciate the size and quality of this family home.



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**Directions:** From PW Station Square turn left and bear right into Petts Wood Road. At the roundabout proceed over into Poverest Road and The property will be found on the left hand side.

**Tenure:** Freehold

**Council Tax Band:** D

**Local Authority:** Bromley Council

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**Room Dimensions:**

Hallway	
Lounge	<b>13'0 x 12'11</b>
Dining Room	<b>12'11 x 10'0</b>
Kitchen	<b>13'4 x 8'0</b>
Stairs to First Floor	
Bedroom One	<b>12'11 x 11'0</b>
Bedroom Two	<b>7'1 x 6'11</b>
Bathroom	<b>9'11 x 5'5</b>
Garden	<b>75' (approximately)</b>



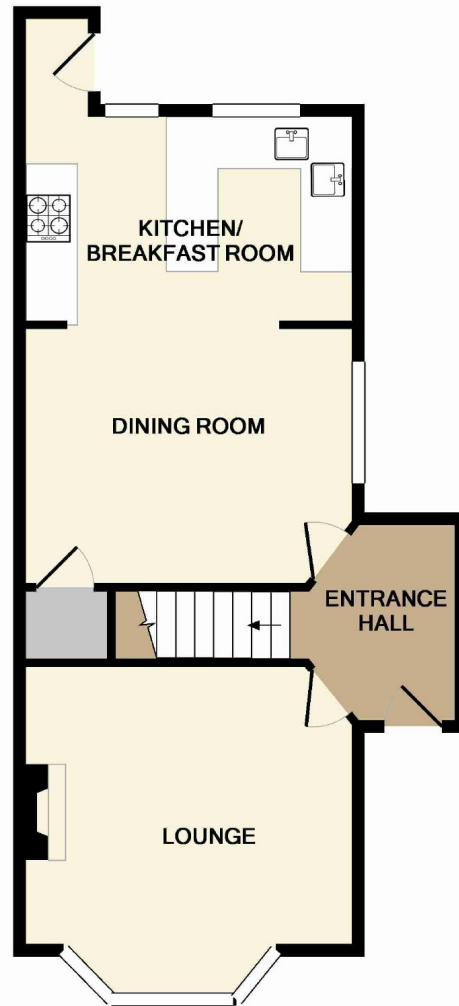
Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

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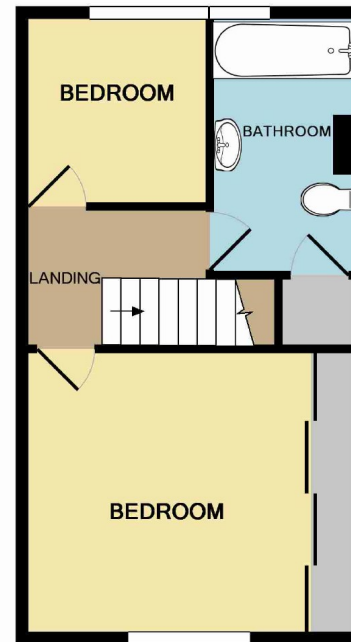
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	63
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





GROUND FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Petts Wood**

36 Station Square, Petts Wood, Kent BR5 1NA

01689 819 819

epw@jdmonline.com



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