



Orpington BR6
£350,000

jdm
ESTATE AGENTS

Description:

Jdm are delighted to offer this well presented and deceptively spacious two bedroom terrace property with the added benefit of a utility room, conservatory and gated parking to the rear. Ideally situated for schools such as Tubbenden Lane juniors, Newstead Wood and Darrick Wood Senior schools and Orpington station is under a mile away walking distance plus the high street with its array of amenities, shops restaurants and leisure facilities. The accommodation comprises entrance porch, inner front door leading to hallway. The living room is of a good size with leaded light double glazed windows throughout. The spacious kitchen/ diner has modern white glossy units with wood block work surfaces, ceramic hob, single oven and extractor. there is a utility off the kitchen with space and plumbing for washing machine and dishwasher. There is also a small conservatory ideal for a playroom or study with double doors leading to the garden. Upstairs there is a modern white bathroom with vanity sink unit and rain shower over bath, the toilet is separate. There are two double bedrooms, with built in cupboard and the master also having a walk in wardrobe. This property is the same square footage as the similar 3 beds on the development so can easily be converted into a 3 bed if required. To the rear of the property is a decked patio area with storage units and then a separate hard standing with double gates to accommodate a vehicle. Further parking is behind the gates. Viewing comes highly recommended. EPC rating D.



Directions: From Orpington Station turn left onto Crofton Road, under the railway bridge and take the first right into Tubbenden Lane. Take the second left into Ridgeway Crescent Gardens, follow the road and take the fourth left into Southfleet Road and left into Buckland Road**Tenure:** Freehold**Council Tax Band:****Local Authority:** London Borough of Bromley

Room Dimensions:

Entrance Porch	
Entrance Hall	7.04' x 6.05'
Living Room	14'11" x 13'04"
Kitchen/Diner	16.11' x 9.04'
Conservatory	
Utility Room	8.03' x 4.08'
Bathroom	
Master Bedroom	13.07' x 10.01'
Bedroom 2	12'07" x 10'08"
Decked Patio Area	
Car Parking to Rear	18'0" x 18'0"
New room	

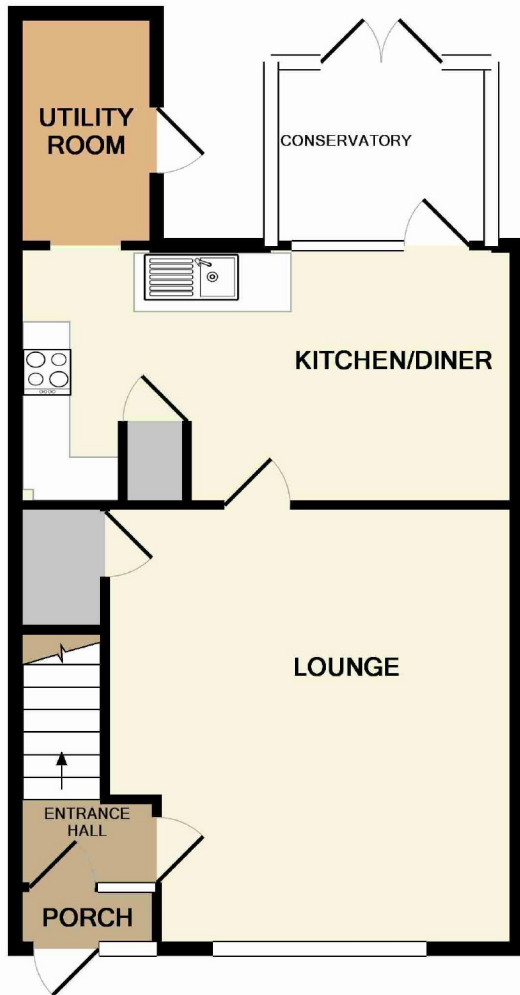


Please refer to www.jdmestateagents.com to see our full Area Guides.

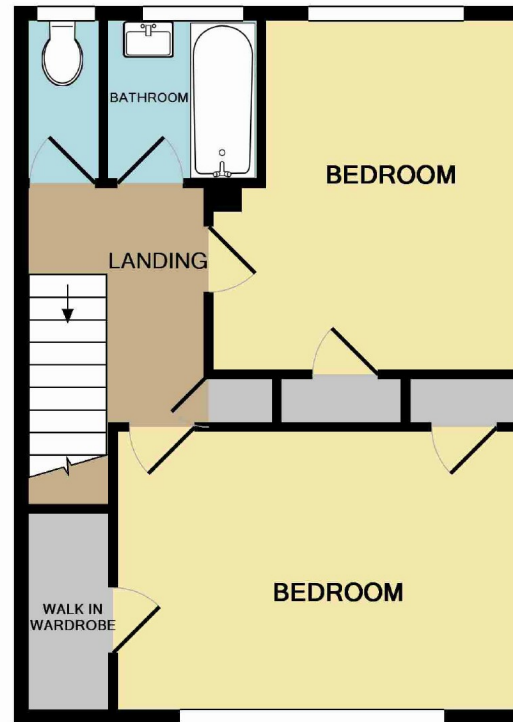
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	75
EU Directive 2002/91/EC			

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





GROUND FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.7 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 Locksbottom

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