



Locksbottom, Orpington BR6  
£550,000

**jdm**  
ESTATE AGENTS

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**Description:**

This spacious, three bedroom detached chalet bungalow was built in 1955 for the present owner and is now offered for sale CHAIN FREE and ready for updating and with scope for extension subject to gaining the necessary consents. Conveniently situated for Newstead Wood School, opposite Darrick Wood School and a short walk from the Princess Royal University Hospital, there are local shops at Locksbottom and bus routes nearby connecting to Orpington and Bromley South mainline stations.

The accommodation features a generous reception hall leading to the large living room/diner (22'3 x 12') with patio door to the garden. The kitchen has a larder and free standing gas cooker, washing machine and fridge freezer which will remain if desired. All the bedrooms are doubles and bedroom one has fitted wardrobes, whilst bedroom two is currently laid out as a separate dining room. The ground floor bathroom has a two piece white suite comprising panelled bath with shower over and wash basin and there is a separate wc. A staircase in the hall leads to the first floor bedroom which has easy access into two loft storage areas. The property is double glazed, gas centrally heated and there is parquet flooring to most rooms on the ground floor.

Outside, there is a single garage. The rear garden extends to 63 ft deep x 50 ft wide and is mainly laid to lawn with established shrubbery borders and several evergreen trees. To the front there is a carriage driveway with ample off road parking for five to six cars.

A short walk will take you to Tugmutton Park with its swing park, tennis courts and cricket pitch.

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**Directions:** From our Locksbottom office turn right onto Crofton Road. Continue past the shops and take the third turning on the right into Mada Road. At the end turn right into Lovibonds Avenue and the property is a short way along on the right.

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Reception Hall **13' max x 12'2 max**

WC

Living/Dining Room **22'3 x 12' reducing to 9'**

Kitchen **12' x 7'9 overall**

Bedroom One **13'6 into bay x 12'2 to rear of**

Bedroom Two **12' x 12'**

Bathroom **8'7 x 5'7**

Stairs to First Floor

Bedroom **13' x 10'3**

Loft Area

Outside

Rear Garden **63' deep x 50'**

Garage **18'2 x 7'9**



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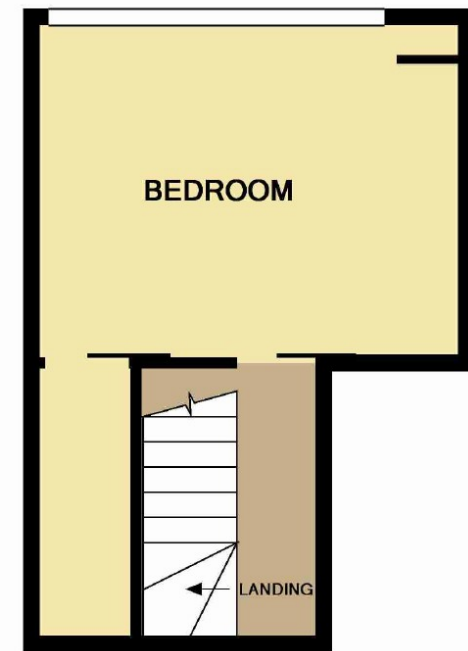
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 827 SQ.FT.  
(76.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 201 SQ.FT.  
(18.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 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**

Alexandre House, 399 Crofton Road, Locksbottom, Kent BR6 8NL

01689 880 440

e locks@jdmonline.com



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