



Crofton Heath, Orpington BR6
£615,000

jdm
ESTATE AGENTS

Description:

This beautifully presented 2/3 bedroom detached bungalow is situated on a wide corner plot on the sought after Crofton Heath development. The present owners have created a delightful, spacious home which will definitely appeal to buyers looking for an immaculate bungalow of outstanding quality. A generous entrance hall with extensive storage units leads to a large living room with double doors to the conservatory which overlooks the garden. The kitchen/breakfast room has an extensive range of fitted units in maple, including display shelving. Appliances include fridge, freezer, dishwasher, microwave, double oven and grill and ceramic hob with hood over. There is a separate dining room/bedroom three.

Bedrooms one and two each have fitted wardrobes. The modern bathroom with three piece suite has a shower over the bath. Potential buyers will no doubt be impressed by the meticulously maintained south-west facing garden. There are two paved patios, a level lawn and attractive borders. The attached garage with remote controlled door has space and services for washing machine, tumble dryer and freezer and two garden sheds also have power and light. There is ample parking for three to four cars on the drive. The property is double glazed and has a security system.

Wistaria Close is not troubled by through traffic but is a short walk from Crofton Road where buses run to Orpington town centre and mainline station as well as local shops and supermarkets at Locksbottom.



Directions: From our Locksbottom office turn right onto Crofton Road. Take the fourth turning on the left into Poplar Avenue, first right into Rose Dale and first right again into Wistaria Close.**Tenure:** Freehold**Council Tax Band:** F**Local Authority:** London Borough of Bromley



Room Dimensions:

Entrance Hall	13'5 x 10'4
Living Room	19'10 x 14'5 reducing to 9'6
Conservatory	8' x 7'6
Dining Room	9'7 + recess x 9'
Kitchen/Breakfast Room	18'4 x 11'
Bedroom One	11'9 x 10'9 to rear of wardrobes
Bedroom Two	15'10 x 8'6 to rear of wardrobes
Bathroom	
Outside	
Garden	51' wide x 36' deep
Garage	16' x 13'10
Shed	10' x 8'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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





TOTAL APPROX. FLOOR AREA 1293 SQ.FT. (120.1 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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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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