



Orpington BR6
Guide price £600,000

Description:

**** OPEN DAY **** on Saturday, 11th April, from 10am to 1pm. Please call jdm Locksbottom office on 01689 880440 for an appointment time. This spacious, CHAIN FREE, three bedroom detached bungalow is situated at the closed end of a desirable road in the Darrick Wood area of Orpington.

The bright, airy interior has recently been re-decorated and has new carpets laid throughout while other features include double glazing and cavity wall insulation. The accommodation comprises entrance lobby and reception hall leading to a generous living room, with feature fireplace, which is open plan to a good size dining area. The fitted kitchen has a range of base and wall units in a natural wood finish, ample worksurfaces and tiled splashbacks. There is a four ring gas hob with hood over and matching double oven and grill. There is space and services for washing machine and dishwasher and an integrated fridge/freezer.

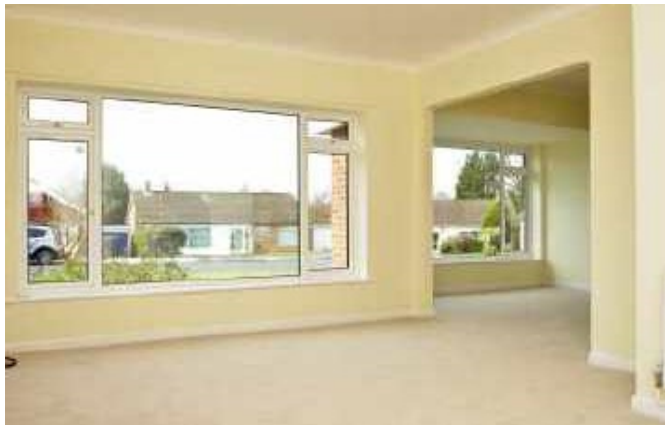
Of the two double bedrooms, one has a built-in wardrobe and a door to the back garden. The third single bedroom could be used as a study if required. The two piece shower room has a large shower cubicle and vanity wash basin and there is a separate WC. Outside, the single garage has power and light. The rear garden is mostly laid to lawn with mixed shrubbery borders and a small paved patio. Space to the side of the property could accommodate a small greenhouse or garden shed. The drive provides parking for several cars. Orpington Station is approximately three quarters of a mile distant and there are there are supermarkets and shops in the High Street. Further shopping is available in Locksbottom. A short footpath nearby leads into Crofton Road from where regular bus services run.

Directions: From our Locksbottom office turn right into Crofton Road. Continue along and immediately after the zebra crossing turn right into Mada Road. At the end turn left into Lovibonds Avenue and take the second left into Highwood Drive. The property is situated on the right.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Lobby

Reception Hall

Open plan Living/Dining

Living Area **17'10 x 12'6 reducing to 10'4**

Dining Area **11'10 x 11'9**

Kitchen **12' x 10'1**

Bedroom One **13'11 x 12'8**

Bedroom Two **11'9 x 10'1**

Bedroom Three **8'9 x 8'6**

Shower Room

Separate WC

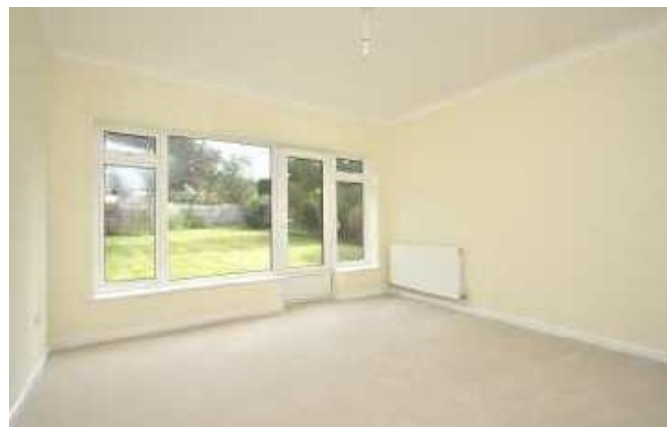
Outside

Rear Garden **77' x 43'**

Garage **17'6 x 8'5**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(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 1045 SQ.FT. (97.1 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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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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jdm
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