





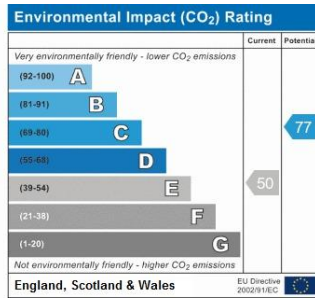
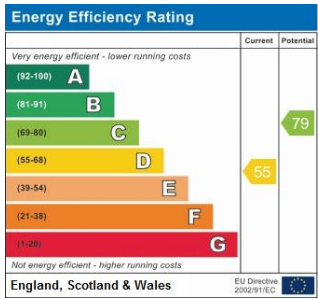
Guide Price £675,000 to £695,000

This CHAIN FREE, extended, three bedroom, link detached bungalow is situated in the sought after Crofton Heath development, in a delightful position, backing onto woodland. Local buses pass along Crofton Road and Orpington, with its mainline railway station, is approximately one mile distant. Further shopping at Locksbottom is less than a mile away. There are several well regarded local schools in the area including Darrick Wood, Newstead Wood and St Olaves.

The spacious accommodation comprises entrance hall and living room with feature stone fireplace fitted with electric fire and double doors to the secluded rear garden. There is a separate dining room. The large kitchen/breakfast room has an extensive range of base and wall units in medium oak, a four ring gas hob and Stoves double oven and grill. There is an integrated dishwasher and the washing machine and tumble dryer will remain. There is space for a breakfast table and door to garden. The large four piece bathroom includes corner bath, pedestal wash basin, WC and power shower. There is also a separate WC. The property has cavity wall insulation and double glazing.



Outside, there is a large paved area to the rear and to one side of the property and adjacent to the living room a workshop. The garden (190ft approx. x 55ft approx.) is laid to lawn and tapers almost to a point at the far end as it reaches the woods to the rear. There is a garden shed which will remain. The front garden is mainly laid to lawn with off road parking for two cars in front of the single garage which has power and light.



Please refer to

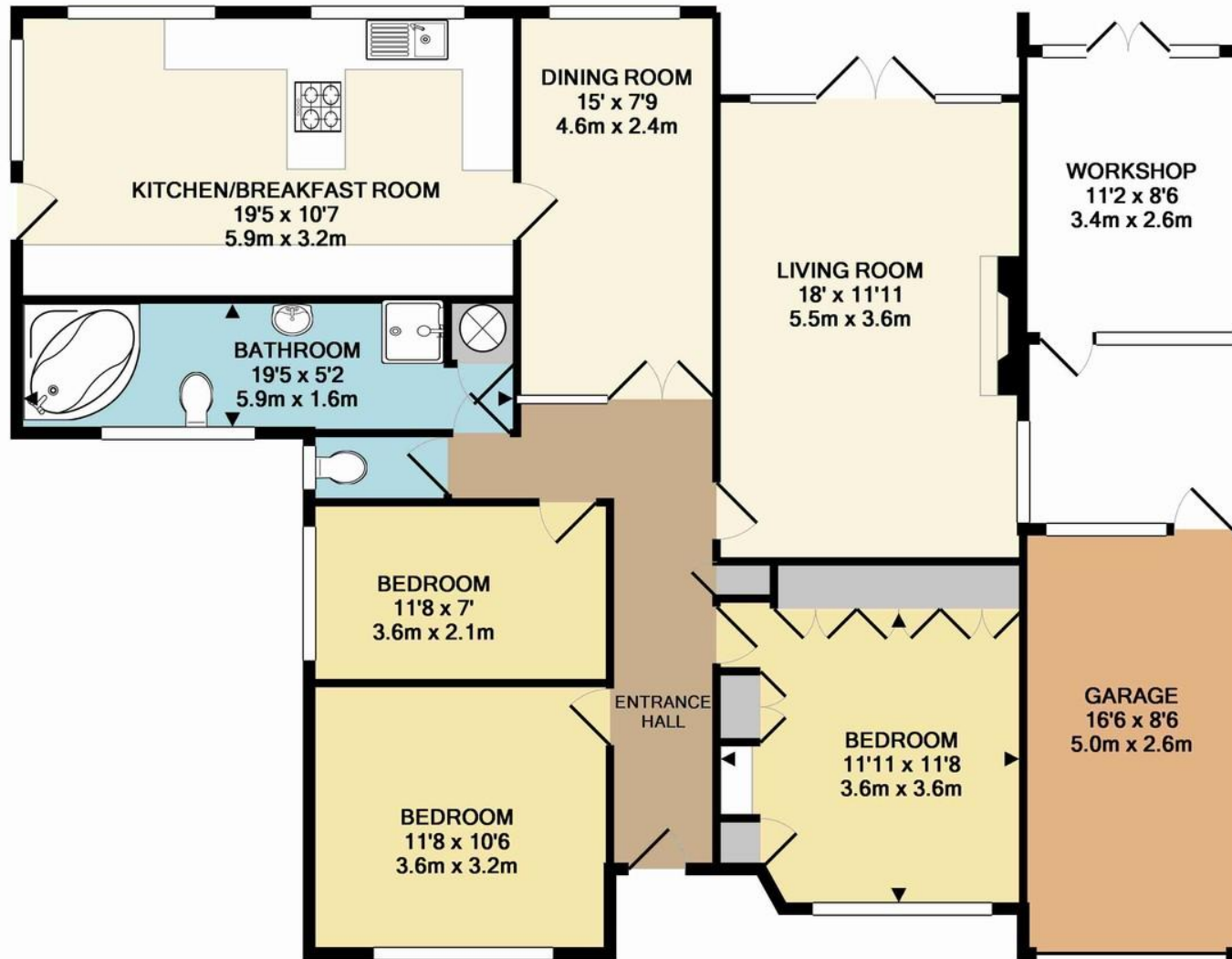
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TOTAL APPROX. FLOOR AREA 1396 SQ.FT. (129.7 SQ.M.)

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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