



Orpington BR5
Offers in excess of £525,000

Description:

CHAIN FREE

Situated within a quarter of a mile of St Mary Cray station, serving London termini, is this delightful three bedroom detached home. Well regarded schools can also be found locally including Kemnal Technology College, Chislehurst School for Girls and Leesons Primary School.

The accommodation comprises a study, lounge with exposed beams and brick fireplace, kitchen and shower room. To the first floor are three well proportioned bedrooms and the WC.

To the rear is a delightful garden which is mainly laid to lawn with a substantial patio area. The garage can be found to the side of the property as well as off street parking.

Internal viewing is essential to fully appreciate this detached home.



Directions: From PW Station Square turn left and bear right into Petts Wood Road. At the roundabout proceed over into Poverest Road and take the second left into Cray Valley Road. Take the third turning left into Lynton Road and the property is on the right hand side.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



Room Dimensions:

Hallway	
Study	7'7 x 6'7
Lounge	19' x 14'9
Shower room	6'2 x 7'10
Kitchen	10'9 x 9'
Stairs to first floor	
Master bedroom	14'3 x 11'4
Bedroom two	12'10 x 10'10
Bedroom three	10'5 x 7'3
Toilet	
Garden	65' x 40' approx
Garage	



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	49	65
(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



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 Petts Wood

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