



Orpington BR6
Offers in excess of £700,000

Description:

This charming detached chalet bungalow is situated on an enviable plot in Orpington. Accommodation comprises to the ground floor, a modern kitchen opening onto a family room both of which overlook the garden, two further characterful reception rooms both with feature bay windows, a study/ third bedroom and a shower room with double walk in shower.

To the first floor are two large double bedrooms and a modern bathroom with separate bath and shower cubicle. Further benefits include a utility room, garage and gardener's toilet.

The plot measures 1/3 of an acres and includes a driveway to the front and lovely family sized garden to the rear ideal for ball games. The property is located within easy reach of Orpington High Street and station as well as the M25 for access to Gatwick/ Heathrow and the Kent countryside.



Directions: From Orpington War Memorial continue straight up Spur Road. At the end turn left into Court Road and first right into Avalon Road. Take the fourth turning on the right into Craven Road and the property is on the right hand side.

Tenure: Freehold

Council Tax Band: G

Local Authority: London borough of Bromley



Room Dimensions:

| | |
|---------------------------|--------------|
| Hallway | |
| Lounge | 18'4 x 11'10 |
| Dining room/bedroom three | 15'4 x 11'10 |
| Utility room | 9'8 x 7'5 |
| Shower room | 10'11 x 5'8 |
| Study/bedroom four | 9'11 x 9'7 |
| Kitchen | 12'11 x 8'9 |
| Family room | 15'8 x 10'2 |
| Stairs to first floor | |
| Bedroom one | 23'8 x 15'1 |
| Bedroom two | 14'3 x 12'0 |
| Bathroom | 8'11 x 8'8 |
| Garden | 205' x 55' |



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 | | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 40 | |
| (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





GROUND FLOOR
APPROX. FLOOR
AREA 1201 SQ.FT.
(111.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(59.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1846 SQ.FT. (171.5 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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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.

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