





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.



<u>Directions:</u> 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





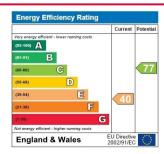
Room Dimensions:

Hallway

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.



Please contact the branch for a complete copy of the EPC document









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 Made with Metropix ©2015

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