





GUIDE PRICE £825,000-£850,000

Jdm are delighted to offer to the market this delightful three bedroom detached home. The property boasts a carriage driveway for various cars and to the rear is an impressive westerly facing garden.

Petts Wood and Orpington mainline stations can both be accessed from Lynwood Grove. An array of well regarded local schools can also be found.

The accommodation comprises a hallway leading to the fitted kitchen and a utility room/conservatory area. There is also a lounge/diner to the rear overlooking the scenic garden.

To the first floor are three well proportioned bedrooms, the master benefitting from having an en-suite shower room behind wardrobe doors. The family bathroom with separate toilet can also be found.

The garage can be found to the side of the property.

Internal viewing is essential to fully appreciate all this detached house has to offer.



| Energy Efficiency Rating                           |           |           |
|--|-----------|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92-100) <b>A</b>                                  |           |           |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   |           | <b>77</b> |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   | <b>46</b> |           |
| (21-38) <b>F</b>                                   |           |           |



Please refer to

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GROUND FLOOR  
APPROX. FLOOR  
AREA 815 SQ.FT.  
(75.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 677 SQ.FT.  
(62.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1492 SQ.FT. (138.6 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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