



Orpington BR5
£1,700 Per calendar month

jdm
LETTINGS

Description:

3 bedroom detached house newly refurbished to an extremely high standard, and within walking distance of Orpington station, serving several London Termini. The property is also close to highly regarded schools including Crofton Primary, Darrick Wood Primary and Secondary, and Newstead Woods Secondary Girls schools. Comprising spacious lounge, impressive kitchen/diner with French doors to garden, cloakroom/wc, and to the first floor contemporary family bathroom, two double and a single bedroom. Garden front and rear, off street parking for one car, and single garage. Gas central heating and double glazing. Offered unfurnished. Available end August. Council Tax band E. EPC Rating E.



Directions: From Orpington Station turn right into Crofton Road. At mini roundabout turn right into Crofton Lane, left at the next mini roundabout into St Thomas Drive then 2nd left into Romany Rise and follow road round into Gumping Road. (For pedestrians there is a more direct route from Crofton Road via Clareville Road.**Tenure:****Council Tax Band:** E**Local Authority:** London Borough of Bromley

Room Dimensions:

| | |
|----------------|----------------------------------|
| Hallway | |
| Lounge | 15'8 x 14'5 |
| Kitchen/Diner | 18'6 x 9'5 |
| WC | |
| Stairs | |
| Master Bedroom | 14'6 x 11'2 |
| Bedroom Two | 12'2 x 9'7 |
| Bedroom Three | 9'11 x 7'2 |
| Bathroom | 6'1 x 5'6 |
| Garden | 30' x 30' (approximately) |
| Single Garage | |

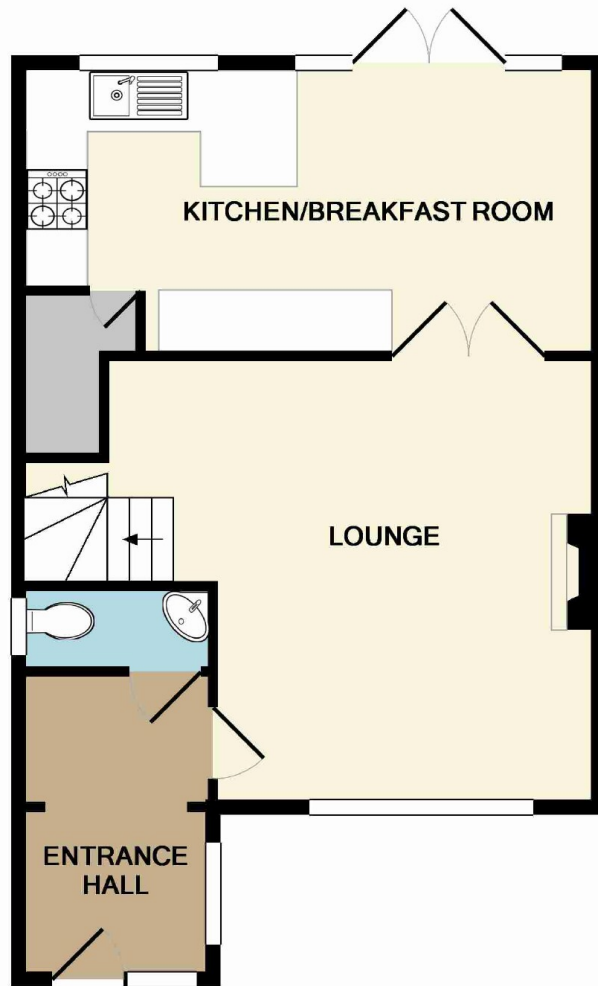


Please refer to www.jdmestateagents.com to see our full Area Guides.

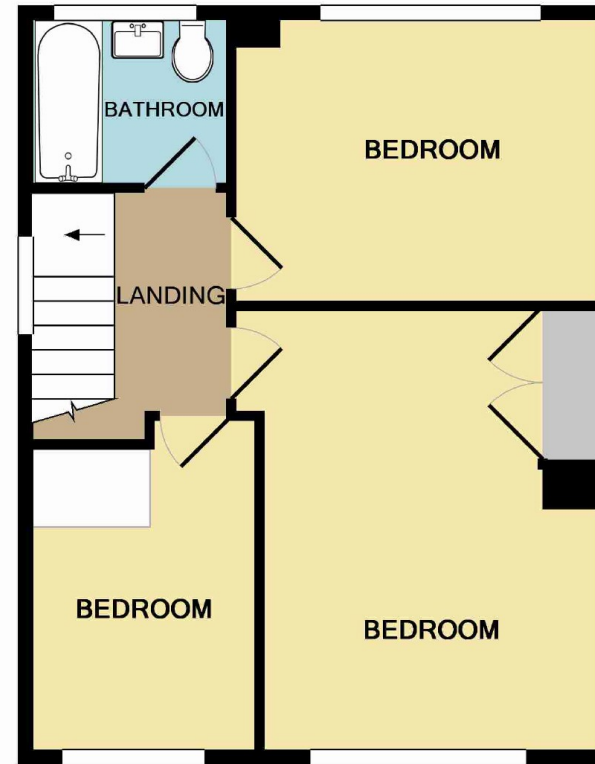
| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 48 | |
| (21-38) | F | | |
| (1-20) | 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





GROUND FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 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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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 Lettings

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