



Orpington BR5
£450,000

jdm
ESTATE AGENTS

Description:

Extended and refurbished to a high standard this attractive three bedroom bungalow offers spacious accommodation.

Through the extended entrance hall you can access the modern fitted kitchen with integrated appliances and an American fridge/freezer. Off of here there is a lounge with French doors onto the patio. There are two steps up to the bedrooms and bathroom, The bathroom is modern with a sunken bath and separate shower cubicle. The master bedroom has a feature fireplace and fitted wardrobes. There are two further double bedrooms.

Externally the property has off street parking for two cars, the garden features a patio and lawned area. The property is located in a semi rural location with good access to local bus routes and Orpington town centre.



Directions: From Poverest Road at the traffic lights continue over into Kent Road which becomes Chelsfield Road and continues into Cockmannings Road. Take the right turning into Rookesley Road and the first left into Somerden Road.

Tenure: Freehold

Council Tax Band: D

Local Authority: London Borough of Bromley



Room Dimensions:

Hallway	
Living Room	17'8 x 12'0
Kitchen	21'4 x 6'10
Bedroom One	27'4 (max) x 12'6 (max)
Bedroom Two	11'9 x 10'7
Bedroom Three	10'3 x 7'11
Bathroom	



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

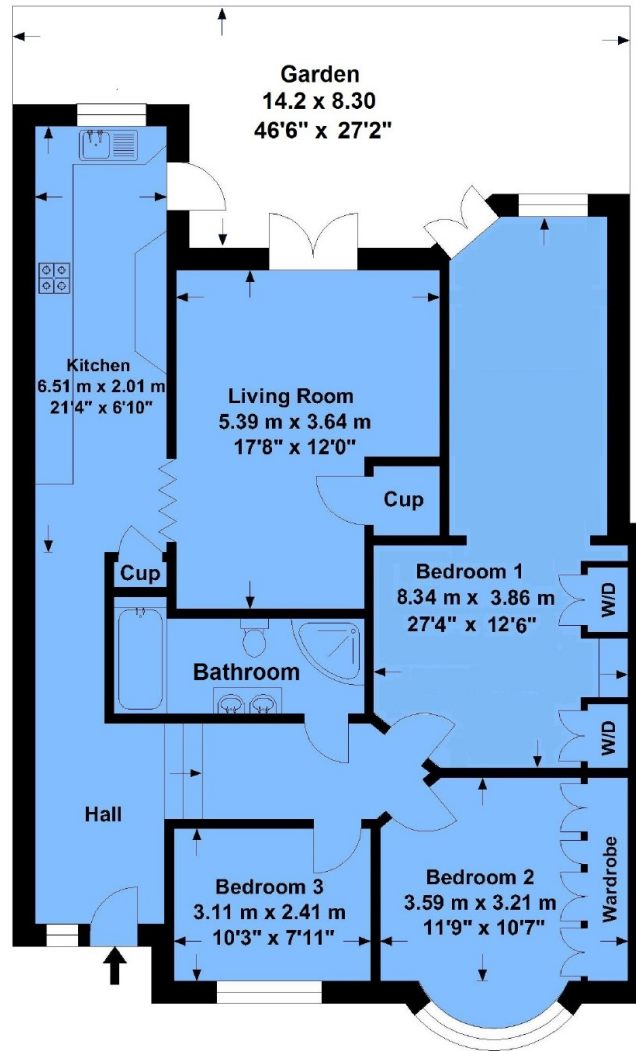
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		81
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Somerdon Road

APPROX. GROSS INTERNAL FLOOR AREA 1076.40 SQFT / 107.78 SQM.



This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurement are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

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

36 Station Square, Petts Wood, Kent BR5 1NA

01689 819 819

epw@jdmonline.com



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