



Orpington BR6
£500,000

jdm
ESTATE AGENTS

Description:

Offered CHAIN FREE is this three bedroom semi detached house built in the 1950s, in need of modernisation and scope for extending subject to normal planning consents.

Ideally located within walking distance of Darrick Wood and Newstead Wood Schools and Orpington mainline station.

With double glazing throughout the accommodation comprises good sized entrance hall with window to the side, a lounge and dining room that has been opened up to make a through lounge with bay window to the front and patio doors to the rear. The kitchen has a range of units and a larder.

Upstairs there are two good sized double bedrooms and a single. The bathroom has a white suite and the toilet is separate.

A real feature of the property is the attached tandem garage measuring 26'9 x 10'5 that leads onto a workshop measuring 13'7 x 8'9. Another benefit is the southerly facing garden which measures approximately 100ft and has a patio to the rear of the house. To the front is a driveway that can accommodate two cars and a lawned area.

An ideal property for those looking for a project.

Viewing comes highly recommended to appreciate the size and potential.



Directions: From our Locksbottom office turn right onto Crofton Road. Continue towards Orpington and take the eighth turning on the right into Crofton Avenue. Turn immediate left and the property is on the right hand side.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



Room Dimensions:

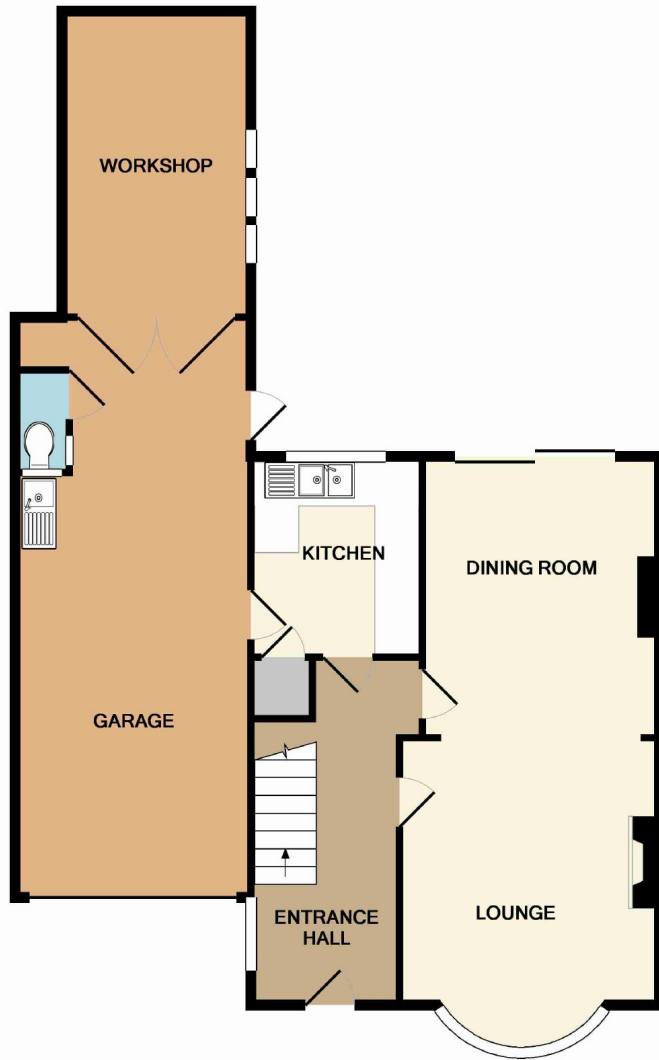
Entrance Hall	16'1 x 7'5 max
Living Area	14'11 into bay x 11'7
Dining Area	13' x 10'8
Kitchen	8'11 x 8'3
First Floor Landing	
Bedroom One	14'5 into bay x 11'8
Bedroom Two	13'2 x 10'8
Bedroom Three	8'7 x 6'9
Bathroom	
Separate WC	
Outside	
Rear Garden	TBC
Tandem Garage	26'9 x 10'5
Workshop	13'7 x 8'9



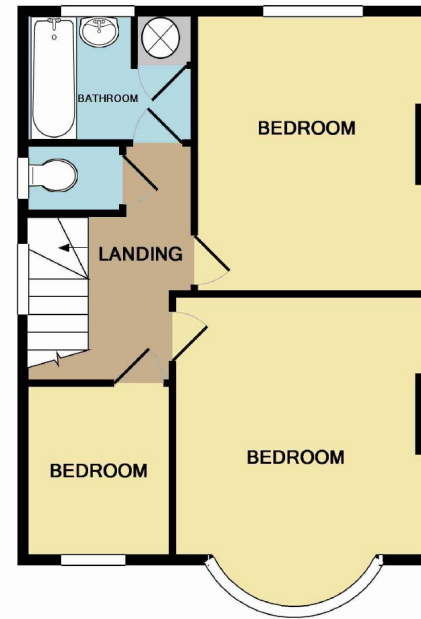
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 848 SQ.FT.
(78.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1305 SQ.FT. (121.3 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 Locksbottom

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