



Orpington BR6  
£525,000

**jdm**  
ESTATE AGENTS

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**Description:**

This three bed, semi detached house is situated in a sought after residential road, conveniently placed approximately quarter of a mile from Darrick Wood and Newstead Wood Schools and about three quarters of a mile from Orpington station with bus services also available nearby. The property has scope to extend subject to gaining the necessary consents.

The accommodation includes an entrance hall with original parque flooring. The living room, with attractive bay to front, has a feature fireplace with living flame gas fire. The dining room, also with original parque flooring, has patio doors leading to the paved terrace and south west facing rear garden. The fitted kitchen has a range of base and wall units, integrated fridge/freezer and space and services for washing machine, dishwasher and free standing gas cooker. There is wall and floor tiling.

To the first floor there is a galleried landing with loft access, two double bedrooms and a single. The good size family bathroom, with floor and wall tiling, has a four piece white suite comprising panelled bath, separate enclosed shower cubicle, WC and vanity wash basin with built-in storage cabinets beneath.

Outside, the well maintained, lawned rear garden extends to 72' with a solid, block built store located at the far end. There is a covered area to the side of the property and parking on the drive for one car.

Local shops are available in Locksbottom and Orpington and there is easy access to the M25 motorway at junction 4.



**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 then right into Grange Road. The property is towards the far end on the right hand side.

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	15'8 x 6'8
Living Room	14'4 into bay x 11'9
Dining Room	12'6 x 10'10
Kitchen	8'10 x 7'7
First Floor Landing	
Bedroom One	14'6 x 11'9
Bedroom Two	12'5 x 10'10
Bedroom Three	8' x 6'9
Family Bathroom	
Outside	
Rear Garden	72' x 27'
Store	16'6 x 9'
Off Road Parking	

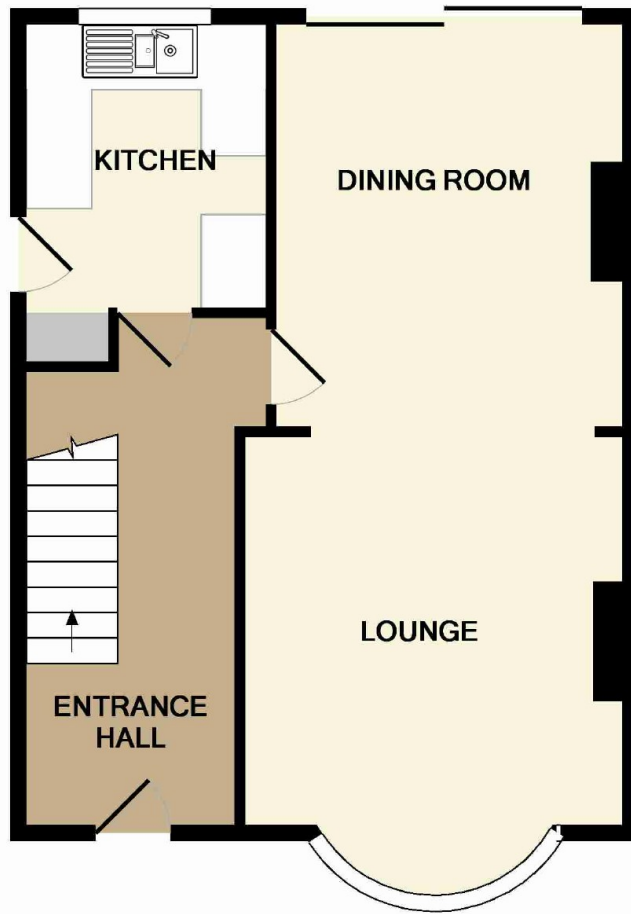


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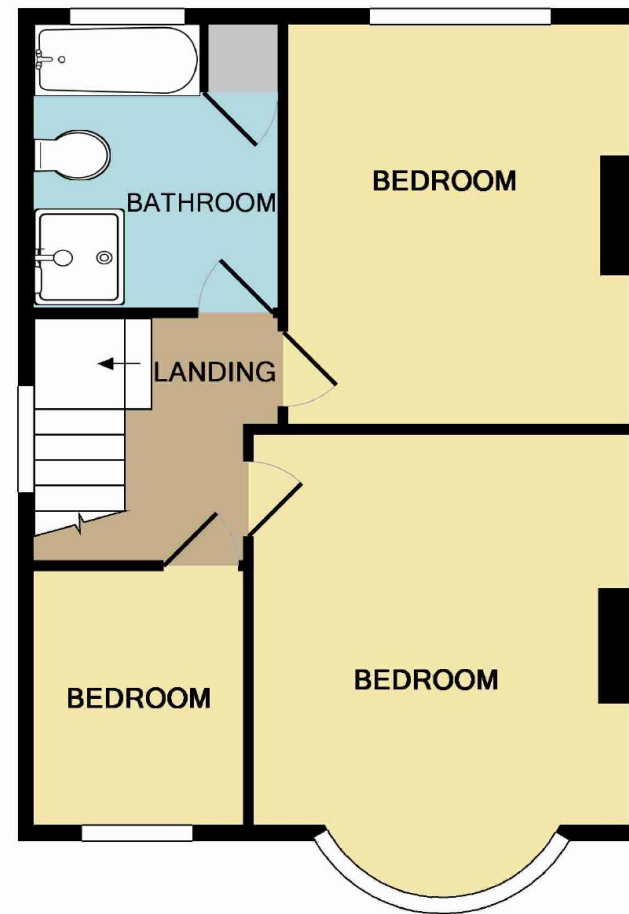
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	55
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 463 SQ.FT.  
(43.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 463 SQ.FT.  
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 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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