



Orpington BR6
£450,000

jdm
ESTATE AGENTS

Description:

Ideally located for Orpington mainline station this extended, three bedroom, semi-detached is also well placed for several well regarded local schools including Tubbenden Primary, Darrick Wood, Newstead Wood and St Olaves. Occupying a corner plot, this property has a pleasant garden of South Easterly aspect and off road parking for two cars at the front

The accommodation comprises, entrance hallway and a spacious through lounge/dining room with fireplace and modern gas fire. The extension to the rear has created a generous kitchen/breakfast room with breakfast bar and doors opening onto the garden. A cloakroom and study/utility room is also located on the ground floor.

Upstairs there is a spacious landing with storage cupboards and a large family bathroom with white suite, shower over bath and vanity wash basin. There are two double bedrooms, the second one having built in wardrobes and a good sized third bedroom.

Outside, to the rear of the property there is a large paved patio area, the remainder being laid to lawn with established borders, a shed and a greenhouse. There is an access gate from the front/side of the house to the rear. Viewing comes highly recommended.



Directions: From Orpington Mainline Station turn left into Station Road, continue under the railway bridge and then turn first right into Tubbenden Lane. The property is found along on the left hand side.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



Room Dimensions:

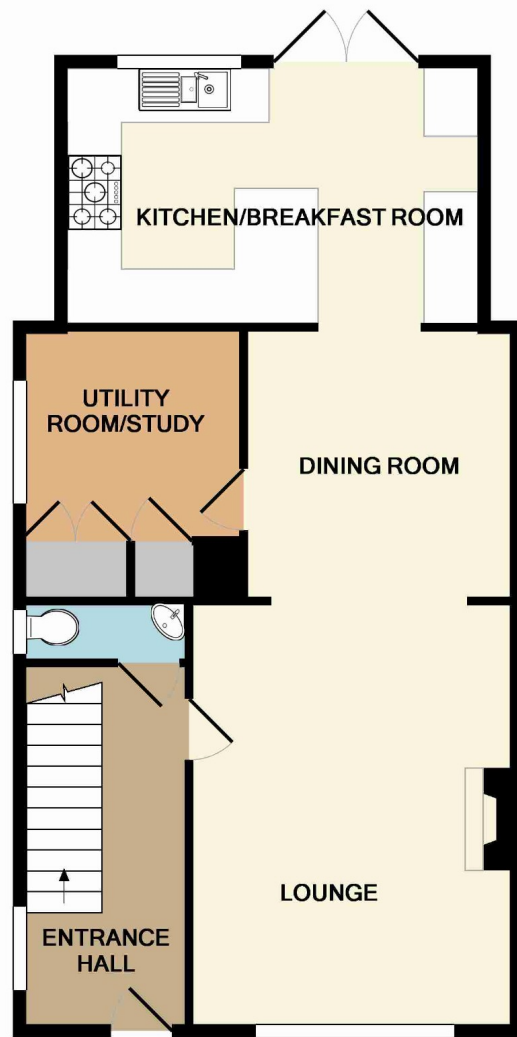
Hallway	13'07 x 6'04
Lounge/Diner	26'01 x 11'11
WC	
Kitchen	15'06 x 10'03
Study/Utility Room	8'03 x 7'08
First Floor Landing	10'03 x 7'03
Bathroom	8'02 x 5'05
Master Bedroom	13'01 x 11'07
Bedroom 2	12'06 x 11'03
Bedroom 3	9'09 x 7'10
Outside	
Rear Garden	Approx 70'
Shed/Greenhouse	



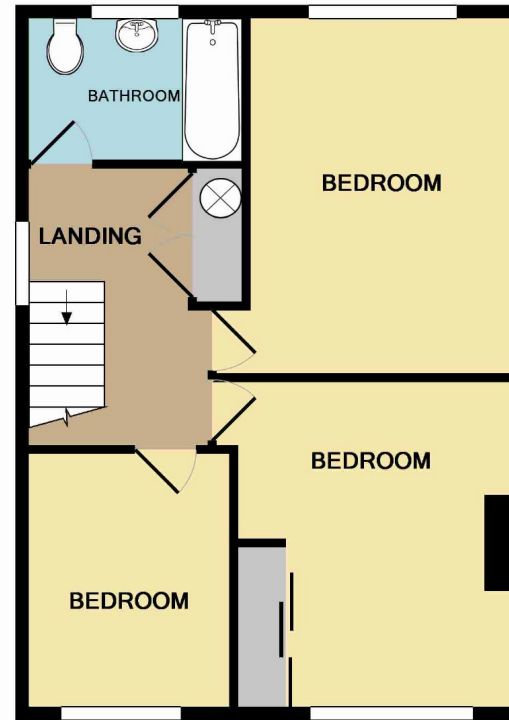
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	81
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (99.9 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

Made with Metropix ©2014

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

Alexandre House, 399 Crofton Road, Locksbottom, Kent BR6 8NL

01689 880 440

e locks@jdmonline.com



jdm
ESTATE AGENTS