



Orpington BR6
£475,000

jdm
ESTATE AGENTS

Description:

This 3 bedroom chalet style semi detached is very conveniently located for local bus routes, Orpington station and several highly regarded schools including Darrick Wood, Tubbenden and Newstead Wood.

The accommodation comprises living room with feature fireplace and dining room with double doors to the garden. There is a fitted kitchen with a range of shaker style units including built-in oven, hob and hood. There is space and services for washing machine and fridge/freezer. Bedroom three is situated on the ground floor and also to the ground floor is a bathroom with white suite and separate cloakroom.

To the first floor, there are two generous double bedrooms and from the master bedroom there is access to a small nursery/study.

Outside, the rear garden has an area of decking and the remainder is laid to lawn. There is a single garage in the rear garden for storage purposes only and there is off road parking for one car.



Directions: From Orpington station turn left onto Station Road and first right into Tubbenden Lane. The property will be found on the right hand side.

Tenure: Freehold

Council Tax Band: E

Local Authority: Bromley Council



Room Dimensions:

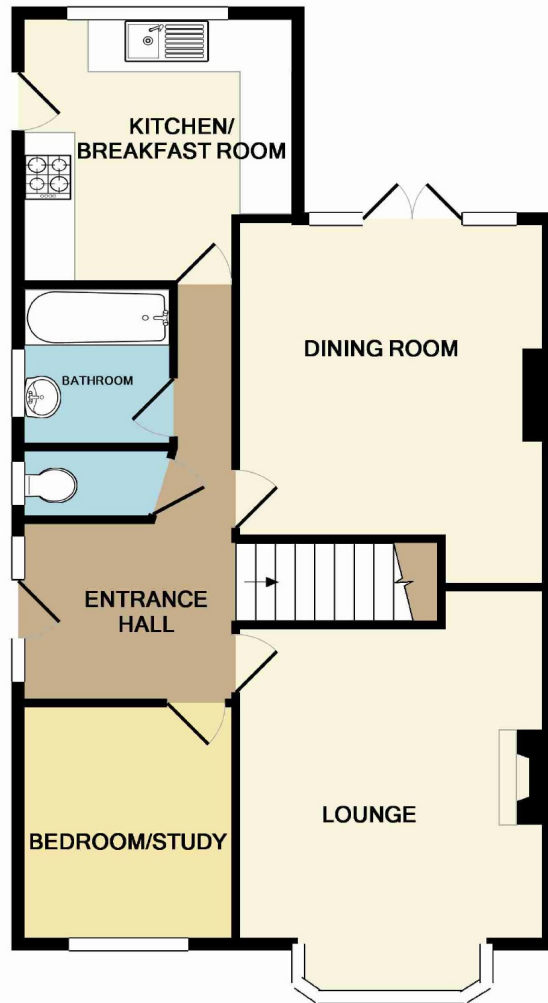
Entrance Hall	9'2 x 6'9
Cloakroom	
Living Room	15'8 into bay x 12'
Bedroom 3/Study	9' x 8'2
Dining Room	11'9 x 11'
Bathroom	
Kitchen	10'3 x 10'3
First Floor Landing	
Bedroom One	16'2 into bay x 12'
Bedroom Two	12' x 11'10
Nursery/Study	9'7 x 5'5
Outside	
Rear Garden	73' x 28'
Store/Garage	11'10 x 8'
Off road parking space	



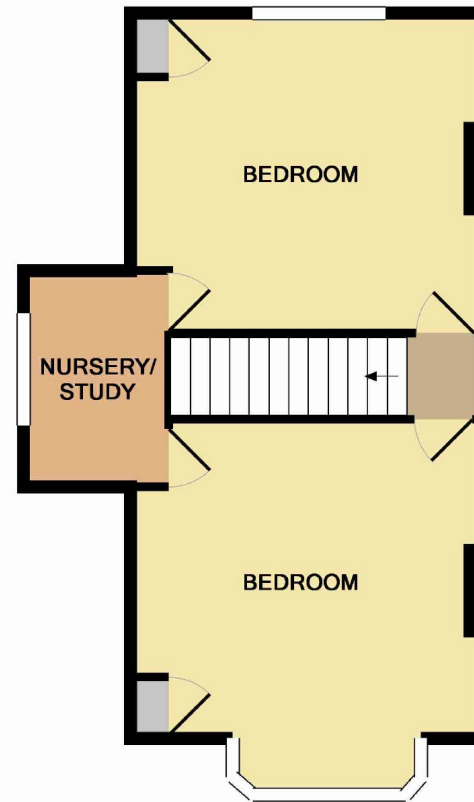
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1059 SQ.FT. (98.4 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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