



Orpington BR6  
£475,000

**jdm**  
ESTATE AGENTS

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**Description:**

If you are looking for Darrick Wood Schools, easy access to Orpington Station and a short walk to Locksbottom shops and the PRU Hospital, then this property is definitely worth considering. This CHAIN FREE, three bed semi detached offers good family accommodation with a pleasant garden and garage to the rear.

The accommodation comprises enclosed porch, entrance hall and a dual aspect living room/diner with fireplace and double doors to the garden. There is a separate study/play room and cloakroom with wash basin. The fitted kitchen has ample work tops with tiled splash backs and a four ring hob, oven and grill. There is a separate utility room with dishwasher and washing machine and space for fridge freezer and tumble dryer.

To the first floor there are two double bedrooms with fitted wardrobes in bedroom two; the third bedroom being a single. The family bathroom has a three piece white suite with wall tiling and chrome heated towel rail. Carpets and curtains are included.

The garden has a large decked area, the remainder being laid to lawn with a timber tree house which will remain. There is access to the single garage at the bottom of the garden. There is parking to the front for two to three cars.



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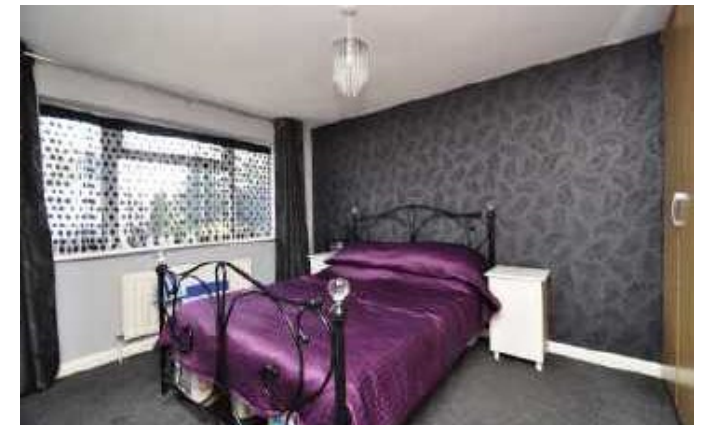
**Directions:** From our Locksbottom office turn right onto Crofton Road. The property will be found on the left hand side between Mere Close and Burlington Close.

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall

Living/Dining Room **23'7 x 12'4 reducing to 10'**

Study/playroom **9'9 x 7'5**

Cloakroom

Kitchen **9'8 x 8'4**

Utility Room **13'2 x 7'5**

First Floor Landing

Bedroom One **13'5 x 11'**

Bedroom Two **11' x 10 into wardrobes**

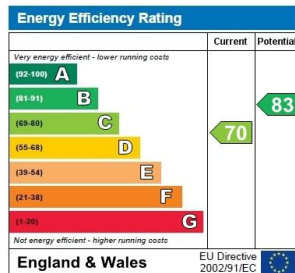
Bedroom Three **7'7 x 7'6**

Family Bathroom

Outside

Garage **17'3 x 7'8**

Rear Garden **40' deep x 29' wide**

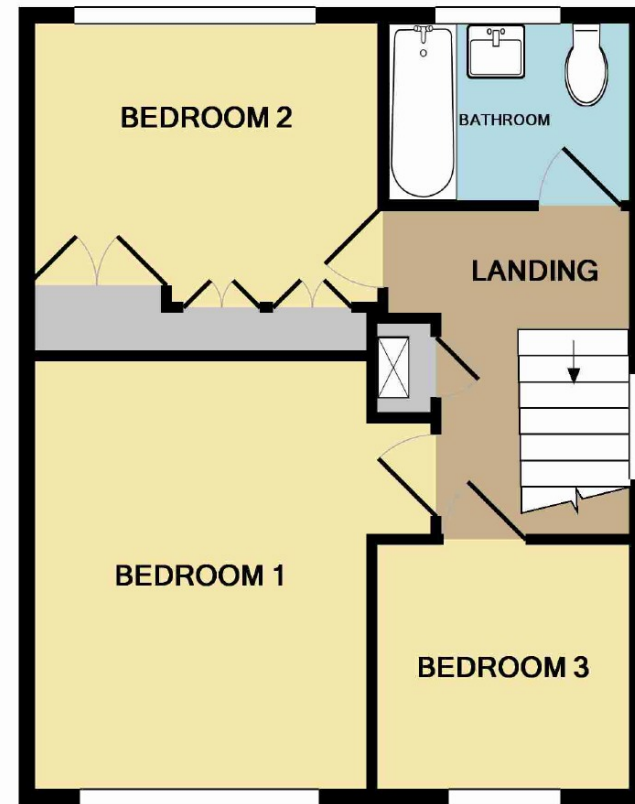


Please contact the branch for a complete copy of the EPC document





GROUND FLOOR  
APPROX. FLOOR  
AREA 636 SQ.FT.  
(59.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 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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