



Orpington BR6
£575,000

jdm
ESTATE AGENTS

Description:

Offered to the market is this well presented, three bedroom semi detached property that has been extended to the ground floor and has further scope to extend (subject to planning consents). The property is ideally located for Darrick Wood and Newstead Wood Schools. There are bus routes close by and the property is less than one mile from Orpington mainline station.

The spacious accommodation comprises 19' entrance hall, extended living room with a pebble effect gas fire and stone surround and the stunning kitchen/dining room, with integrated appliances, is a particular feature which is so popular with modern day living. There is also a study area to this room and a good size downstairs cloakroom.

To the first floor there are two double bedrooms and a single, all of which have fitted units. The family bathroom is a good size with a four piece white suite including Victorian style roll top bath and separate shower unit.

The rear garden is mainly laid to lawn with a patio and garden shed. To the front, the driveway can accommodate up to three cars and there is a single integral garage. Viewing comes highly recommended. EPC ordered.



Directions: From our Locksbottom office turn right into Crofton Road. Continue along and just before the mini roundabout turn right into Crofton Avenue. Take the first left into Crofton Road and first right into Grange Road. The property is on the right hand side.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



Room Dimensions:

Hall	19'1x 6'7
Cloakroom	
Lounge	21'3 x 11'8
Kitchen/Diner	17'4 x 15'2
First Floor	
Landing	
Bedroom One	14'6 x 9'7 to front of wardrobe
Bedroom Two	12'6 x 10'8 to front of wardrobe
Bedroom Three	8'4 x 6'10
Bathroom	9' x 7'8
Outside	
Garden	75' approx
Garage	15'5 x 8'10



Please refer to www.jdmestateagents.com to see our full Area Guides.



EPC to Follow

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





Floorplan to Follow

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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