





This spacious, three bedroom chalet style semi detached is very conveniently located for local bus routes, Orpington Station and several highly regarded schools including Darrick Wood, Tubbenden, Warren Road 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.



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>	49	57
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>	43	49
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please refer to

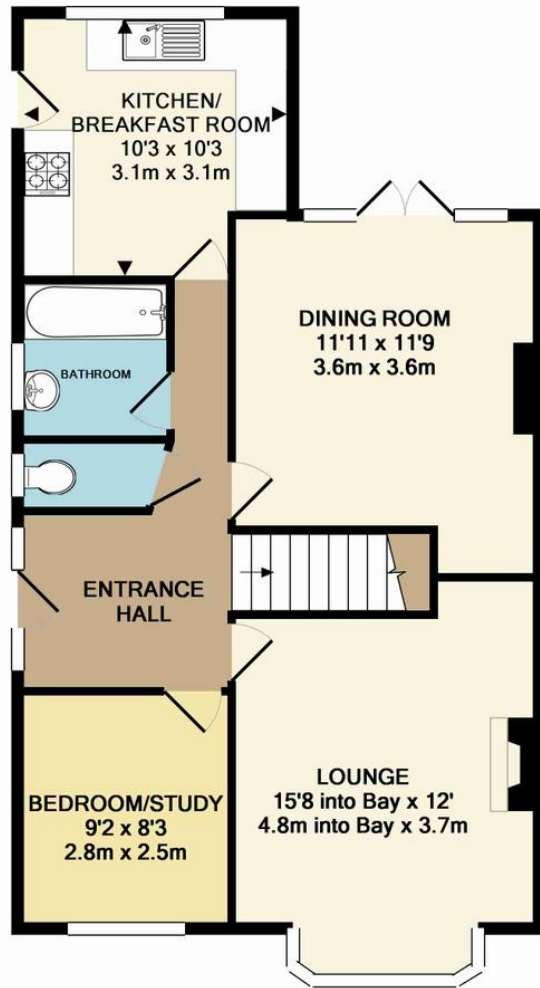
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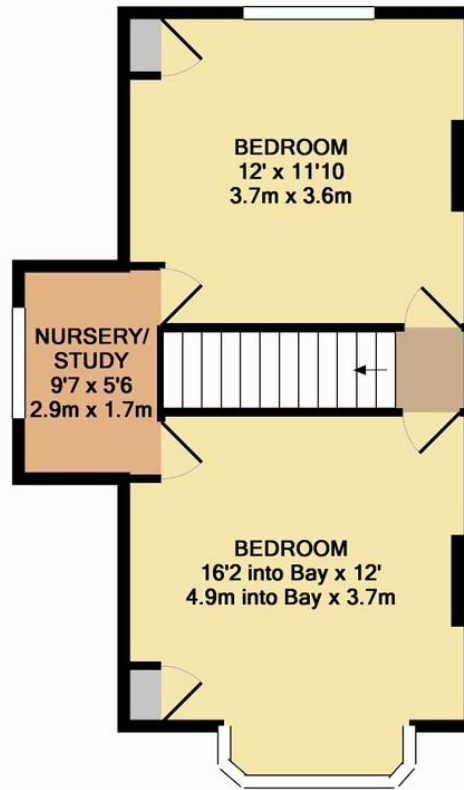
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GROUND FLOOR  
APPROX. FLOOR  
AREA 648 SQ.FT.  
(60.2 SQ.M.)



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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