





Ideally located for Darrick Wood Schools, the Princess Royal University Hospital, Locksbottom High Street and Orpington mainline station, is this well presented two/three bedroom chalet style property, with the benefit of a delightful southerly facing garden backing onto Tugmutton Common.

Situated in a cul-de-sac, this versatile property has accommodation comprising: entrance hall, bedroom three/dining room to the front, living room with patio doors leading to a large conservatory that stretches across the rear of the house, a modern fitted kitchen with white gloss units and utility room.

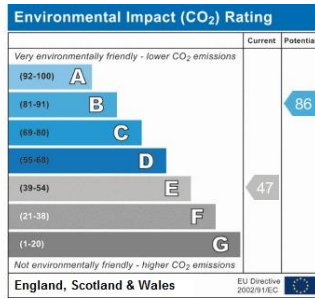
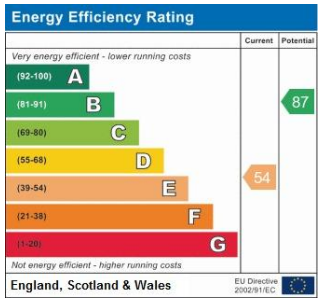
To the first floor there are two double bedrooms, master bedroom includes fitted wardrobes, a small room that could be used as a nursery/study and a family bathroom.

To the rear of the property is the stunning secluded garden with southerly aspect, measuring approximately 120' x 26' with patio area. The garden is mainly laid to lawn with mature trees to the rear and herbaceous shrubs and borders. There is a garage to the rear which is used for storage as there is no vehicular access. To the front there is off street parking.

Viewing comes highly recommended.

Directions: From jdm's Locksbottom office turn right into Crofton Road. Proceed through Locksbottom High Street. Turn right into Grasmere Road and third left into Grasmere Gardens. The property is a little way along on the right.



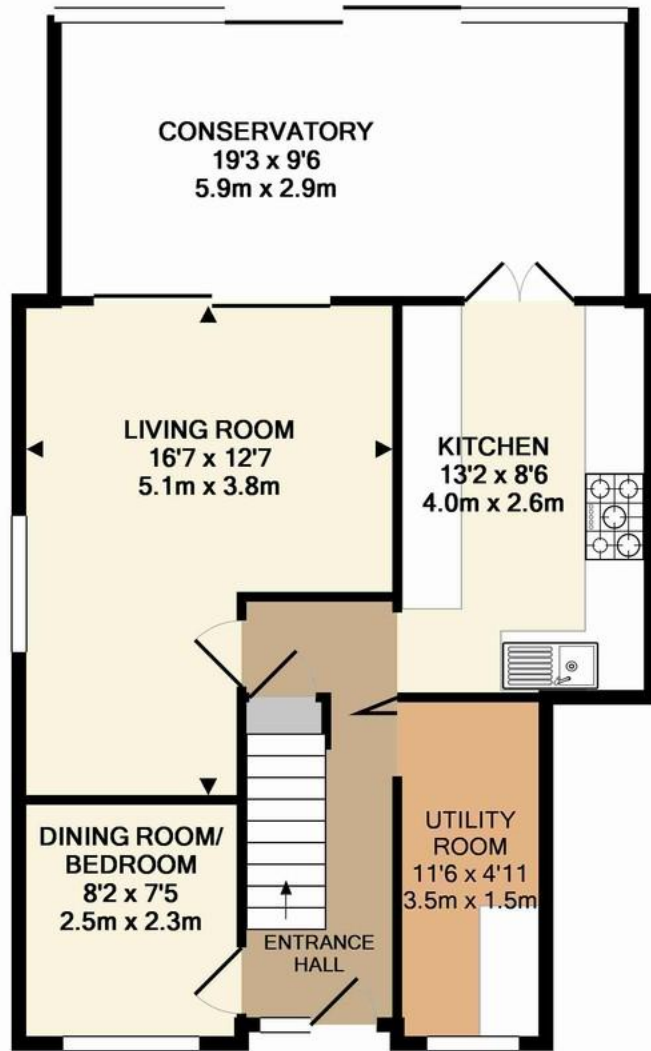


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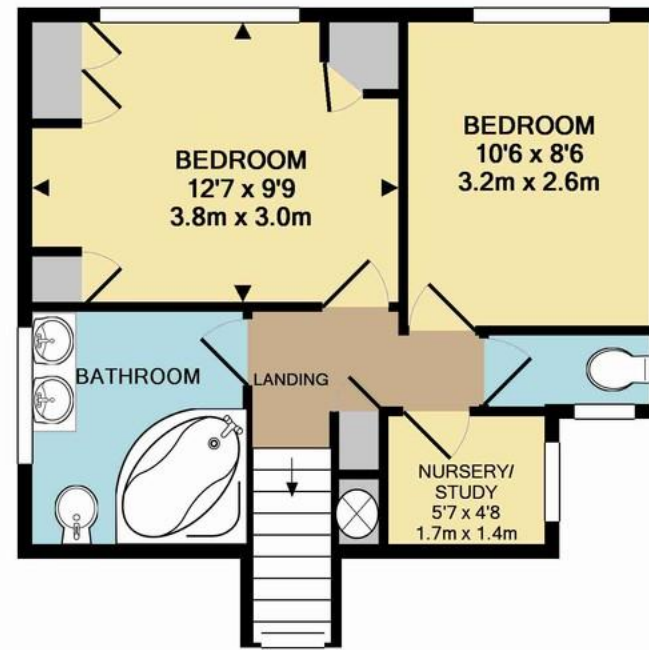
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GROUND FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)

