





£460,000

OPEN DAY on Saturday 6th August - please call jdm on 01689 880440 for an appointment to view. This Chain Free, three bedroom, semi-detached house is conveniently placed near Hastings Road, A21 with regular bus services to Bromley and Orpington shopping centres with their mainline rail stations. There are some local shops nearby and two supermarkets in Locksbottom. Trinity Primary School and Bishop Justus Church of England Schools are all within half a mile distant. Ravenswood School for Boys is approximately three quarters of a mile distant.

The accommodation comprises enclosed double glazed porch leading to entrance hall with cloakroom. There is a spacious through living room/diner with patio doors onto the garden. The entrance hall and living room/diner are carpeted but the vendors wish to point out that there is hardwood block flooring to these areas. The kitchen has a range of base and wall units with ample work surfaces and tiled splash backs. There is a four plate electric hob with hood over and under oven. Door to garden.

To the first floor each bedroom has fitted or built in wardrobes. The bathroom has a two piece suite comprising panelled bath with pump shower over and pedestal wash basin. There is a separate wc. The property is double glazed.

Outside the rear garden is easily maintained and not overlooked. There is a paved area leading to the remainder of the garden which is laid to lawn. There is a single garage and off road parking on the drive.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	27	42
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Lower Gravel Road

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	36	47
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please refer to

www.jdmestateagents.com

to view our full area guides



Lower Gravel Road

APPROX. GROSS INTERNAL FLOOR AREA 907.17 SQFT / 84.27 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

