



Orpington BR6  
£380,000

**jdm**  
ESTATE AGENTS

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**Description:**

Offered CHAIN FREE.

Having been owned by the present vendor since new, this delightful, three bedroom, mid terrace house with garage and off road parking is ideally located for Darrick Wood, Tubbenden and Newstead Wood Schools and conveniently situated approximately a mile from Orpington mainline station.

With the considerable benefit of a solar panel heating system that was installed 2 years ago, although in need of some modernisation, this house is ideal for a young family.

The accommodation comprises entrance hall, downstairs cloakroom, breakfasting kitchen to the front and a lounge area opening to a dining area stretching across the back of the property. With patio doors leading to an easily maintainable courtyard garden at the rear.

Upstairs, there are three double bedrooms, the master having a range of fitted wardrobes and drawers and a family bathroom with white suite, shower over bath and bidet.

The aforementioned garage is to the front with off road parking for one car and a small lawned area.



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**Directions:** From Orpington Station turn left onto Crofton Road, under the railway bridge and take the first right into Tubbenden Lane. Take the second left into Ridgeway Crescent Gardens, follow the road and take the fourth left into Southfleet Road.

**Tenure:** Freehold

**Council Tax Band:** D

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	17'1 x 6'7
Kitchen	13' x 7'
Living Area	12'4 x 11'3
Dining Area	12'4 x 10'8
Cloakroom	
First Floor Landing	
Bedroom One	15'3 max x 10'5
Bedroom Two	10'10 x 10'2
Bedroom Three	11' x 6'11
Bathroom	
Outside	
Courtyard Garden	Approx. 25'

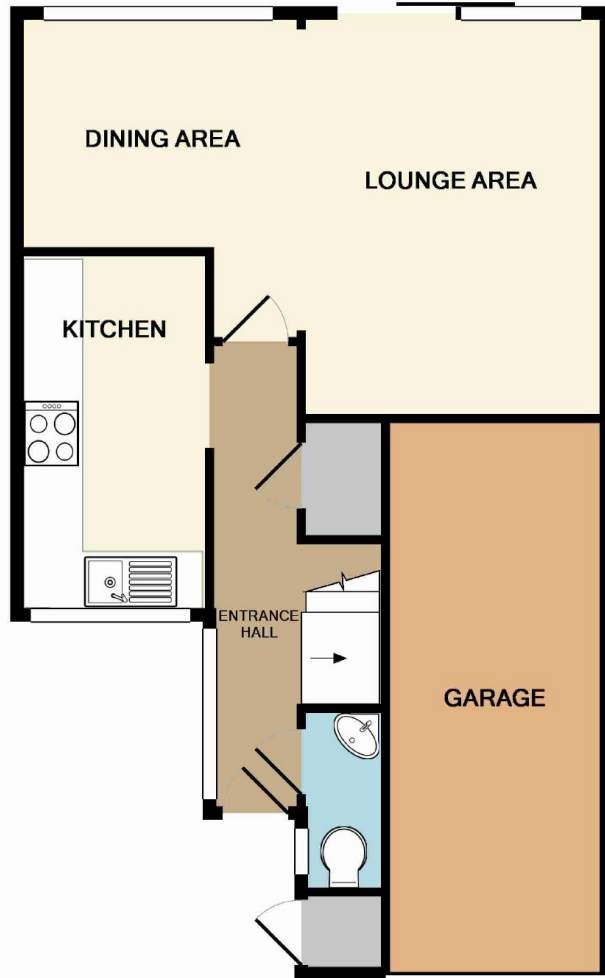


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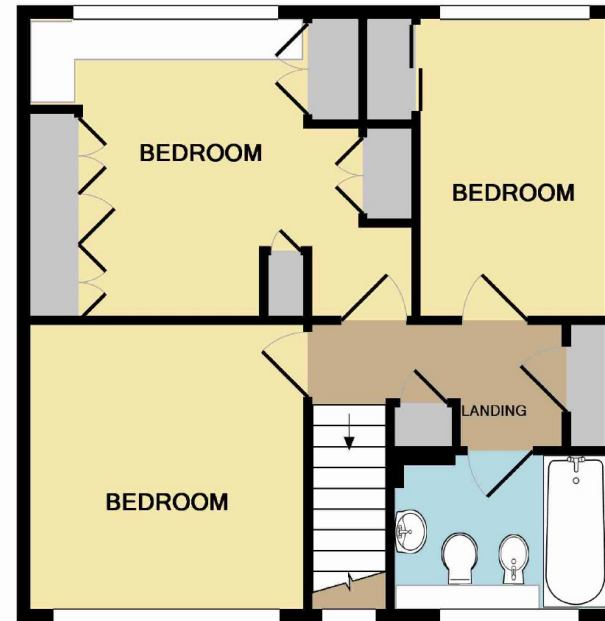
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 617 SQ.FT.  
(57.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 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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