



Orpington BR5
Guide price £300,000 to £325,000

Description:

GUIDE PRICE £300,000 - £325,000

jdm are delighted to offer to the market this charming 17th century three bedroom terraced home.

This locally listed home has a wealth of character throughout with the accommodation comprising a lounge to the front with wooden beams to the ceiling and a kitchen/diner to the rear over looking the garden. To the first floor are two bedrooms and a family bathroom. To the second floor is the converted loft space which has provided a further double bedroom.

To the rear of the property is an easily maintained garden.

Internal viewing is essential to fully appreciate all this property has to offer.



Directions: From PW Station Square turn left and bear right into Petts Wood Road. At the roundabout proceed over into Poverest Road. At traffic lights go straight across into Kent Rod and take the third turning on the right into Anglesea Road.

Tenure: Freehold

Council Tax Band: D

Local Authority: London Borough of Bromley



Room Dimensions:

Porch	
Lounge	15'4 x 12'8 (max)
Kitchen/Diner	15'4 x 9'0
Stairs to First Floor	
Bedroom One	11'2 x 9'4 (max)
Bedroom Three	9'1 x 8'2
Bathroom	6'10 x 5'10
Stairs to Second Floor	
Bedroom Two	12'0 x 10'4
Garden	35' x 17' (approximately)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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 Petts Wood

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