



Orpington BR6
£425,000

jdm
ESTATE AGENTS

Description:

Ideally located for Orpington mainline station and Darrick Wood, Tubbenden, Farnborough Village and Warren Road schools, is this extremely well presented, tastefully decorated, extended three bedroom, three reception room, staggered terrace property.

The spacious accommodation comprises: welcoming entrance hall with downstairs cloakroom, kitchen with range of cream Shaker style fitted units and integrated appliances including, single oven, gas hob and fridge freezer. The living room is open plan to the playroom which forms the extended area and the dining room (converted from the garage). There are two sets of patio doors leading to the garden, one from the play area and one from the living room.

Upstairs there are three bedrooms. The master bedroom to the rear is of a good size and has built in wardrobes, the second bedroom is a double and the third also has a built in cupboard. The bathroom has a three piece white suite with a high level toilet cistern.

Outside the sunny garden is small and easy to maintain with a decked patio area, imitation grass and a further paved patio area. To the front is a paved driveway that can accommodate two cars. EPC ordered.



Directions: From our Locksbottom office turn right into Crofton Road. Continue passed Orpington Station and turn right into Tubbenden Lane. Continue along and take the second left into Ridgeway Crescent Gardens. Follow the road to the top and take the left turn into Southfleet Road.**Tenure:****Council Tax Band:** D**Local Authority:** London Borough of Bromley



Room Dimensions:

Hallway	16'6 x 6'8 max
Downstairs Cloakroom	
Lounge	21'8 max x 13'10
Garden Room	10'9 x 9'9
Dining Room	18'10 x 7'2
Kitchen	13'6 x 6'11
First Floor	
Bedroom One	14'5 max x 10'10
Bedroom Two	10'9 x 10'3
Bedroom Three	11'6 x 6'11
Bathroom	7'8 x 6'7
Outside	
Rear Garden	



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



EPC to Follow

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





Floorplan to Follow

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

Alexandre House, 399 Crofton Road, Locksbottom, Kent BR6 8NL

📞 01689 880 440

✉ locks@jdmonline.com



jdm
ESTATE AGENTS