



Orpington BR6
£575,000

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Description:

This four bedroom detached chalet bungalow is conveniently situated for Darrick Wood and Newstead Wood Schools and three quarters of a mile from Orpington Station. There is a small parade of local shops nearby but the main shopping centres are at Orpington and Locksbottom. The property enjoys a delightful position with an unspoilt view to the rear onto woodland.

The flexible accommodation is approached through an enclosed porch which leads to the living room with feature open fireplace. There is an inner hall with cloakroom. The dining room, also has an open fireplace and double doors to the conservatory from which to enjoy the southerly facing garden. The kitchen has a range of base and wall units, ample work tops with over lighting. The free standing gas cooker and fridge freezer will remain and there is space and services for washing machine and dishwasher. Two of the bedrooms are on the ground floor, one double with bay window to front and fitted wardrobes, the other being a single bedroom.

From the dining room a staircase leads to the first floor where there are two further bedrooms, one with built in wardrobes and a family bathroom with three piece white suite with shower over the bath.

Outside the attractive rear garden has two paved patio areas, the remainder being laid to lawn with mixed perimeter borders. There is a single detached garage and off road parking on the front drive.



Directions: From our Locksbottom office turn right into Crofton Road. Continue along and just before the mini roundabout turn right into Crofton Avenue. At the next mini roundabout turn left. At the end bear left into Rusland Avenue and the property is a short way along on the right.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley



Room Dimensions:

Porch	
Living Room	17' into bay x 13'4 overall
Dining room	12'9 x 9'7
Conservatory	10' x 8'1
Kitchen	10'9 x 10'7
Bedroom	13'4 x 10' to rear of wardrobes
Bedroom	9'10 x 6'10
Cloakroom	
First Floor	
Bedroom	14'2 into bay x 11'10 to front of
Bedroom	11'10 x 10'8
Bathroom	10'11 x 5'2
Outside	
Single Garage	
Rear Garden	60' x 35'



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

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