



Orpington BR5
£435,000

jdm
ESTATE AGENTS

Description:

Within half a mile of St Mary Cray mainline station is this charming three/four bedroom detached dormer bungalow in need of some modernisation. The property is located with access to an array of well regarded local schools including Poverest, Leesons and Perry Hall. Hayfield road is ideally located for the popular Nugent shopping centre.

Internally the property comprises two bedrooms to the front with bay windows, the family bathroom and lounge measuring over 20ft. The kitchen and dining room can also be found to the ground floor. To the first floor are two double bedrooms, one of which has the added benefit of having an ensuite bathroom.

To the front of the property is off street parking and to the rear is the garden with both patio and lawned area.

Internal viewing is essential to fully appreciate all that this detached home 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 and take the second left into Cray Valley Road and right into Hayfield Road. The property will be found on the left hand side.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley

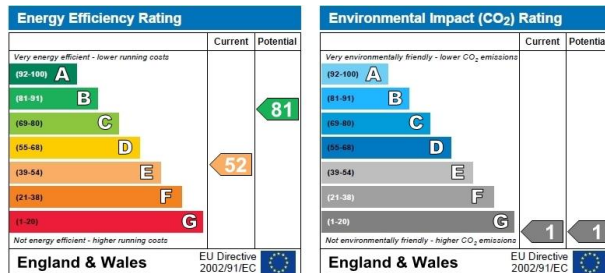


Room Dimensions:

Hall	
Bedroom Two	13'11 x 11'0
Bedroom Three	12'10 x 11'1
Lounge	20'2 x 11'1
Dining Room	10'11 x 7'8
Kitchen	11'4 x 10'4
Bathroom	7'4 x 4'10
Stairs to First Floor	
Bedroom One	17'4 x 13'9
Ensuite Bathroom	7'7 x 9'8
Bedroom Four	7'7 x 13'3
Garden	50' x 35' (approximately)



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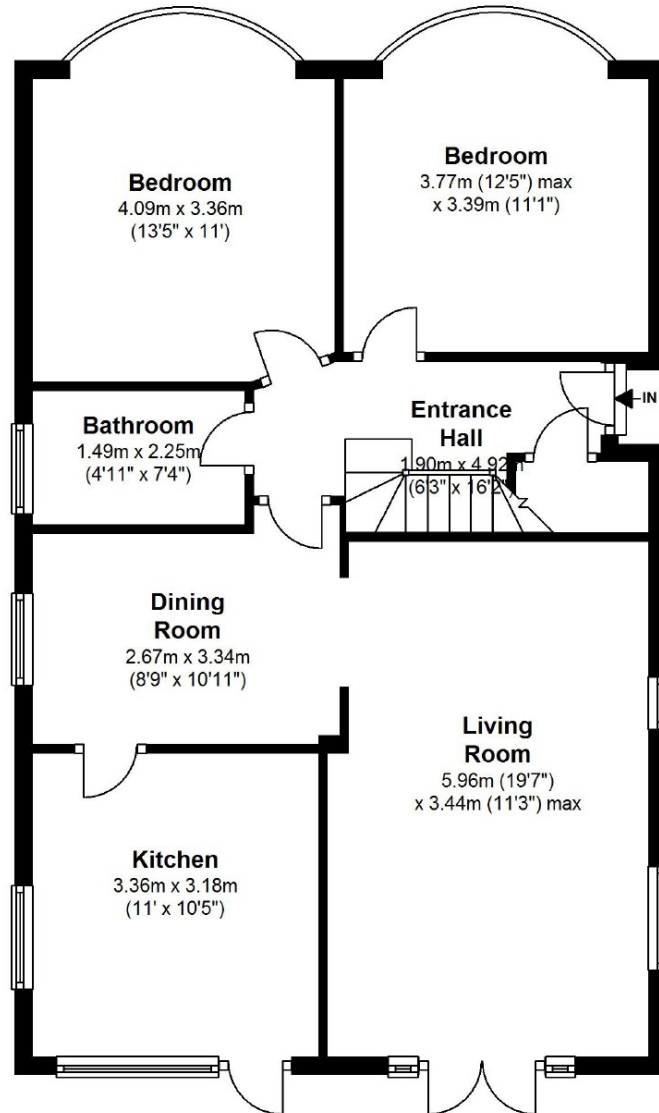


Please contact the branch for a complete copy of the EPC document



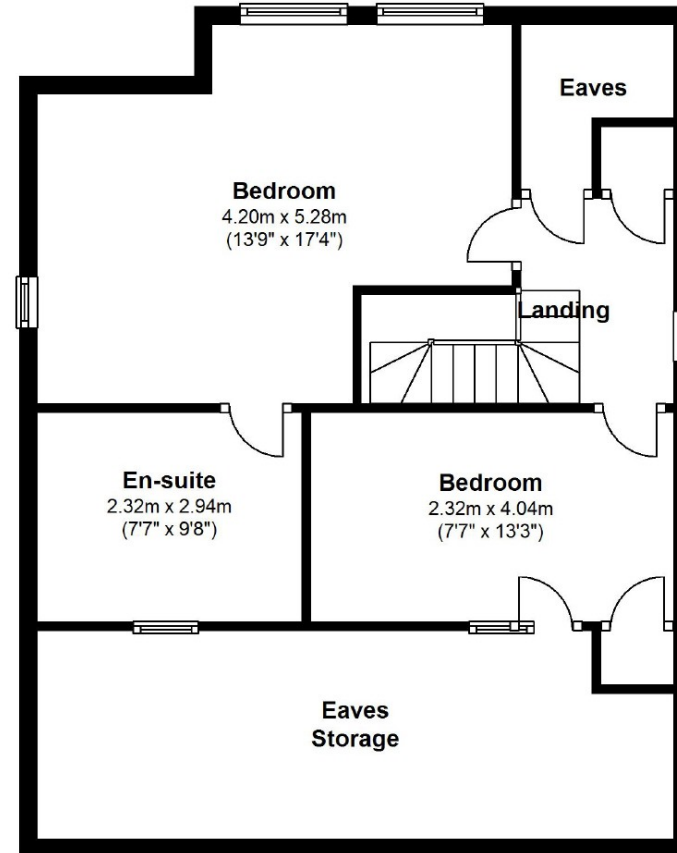
Ground Floor

Approx. 76.8 sq. metres (827.0 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



Total area: approx. 127.5 sq. metres (1372.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item 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.

Plan produced using PlanUp.

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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