



Orpington BR6  
Guide price £625,000 to £650,000

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**Description:**

GUIDE PRICE £625,000 - £650,000 NO CHAIN This four bedroom detached bungalow offers a wealth of flexible accommodation. In need of cosmetic updating, this property offers huge potential and is located within one mile of Orpington station.



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**Directions:** From Petts Wood Station Square turn left and bear right into Petts Wood Road. At the roundabout proceed over into Poverest Road. then turn right onto Cray Avenue continue onto Court Road and take the third right into Bedford Road.

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Hall

Living Room **28'1 x 9'0**

Kitchen **13'6 x 11'0**

Bedroom One **14'6 x 13'11**

En-suite

Living Room/Bedroom Two **13'11 x 10'5**

Bedroom Three **10'3 x 8'3**

Study/Bedroom Four **10'4 x 6'10**

Bathroom

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Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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			

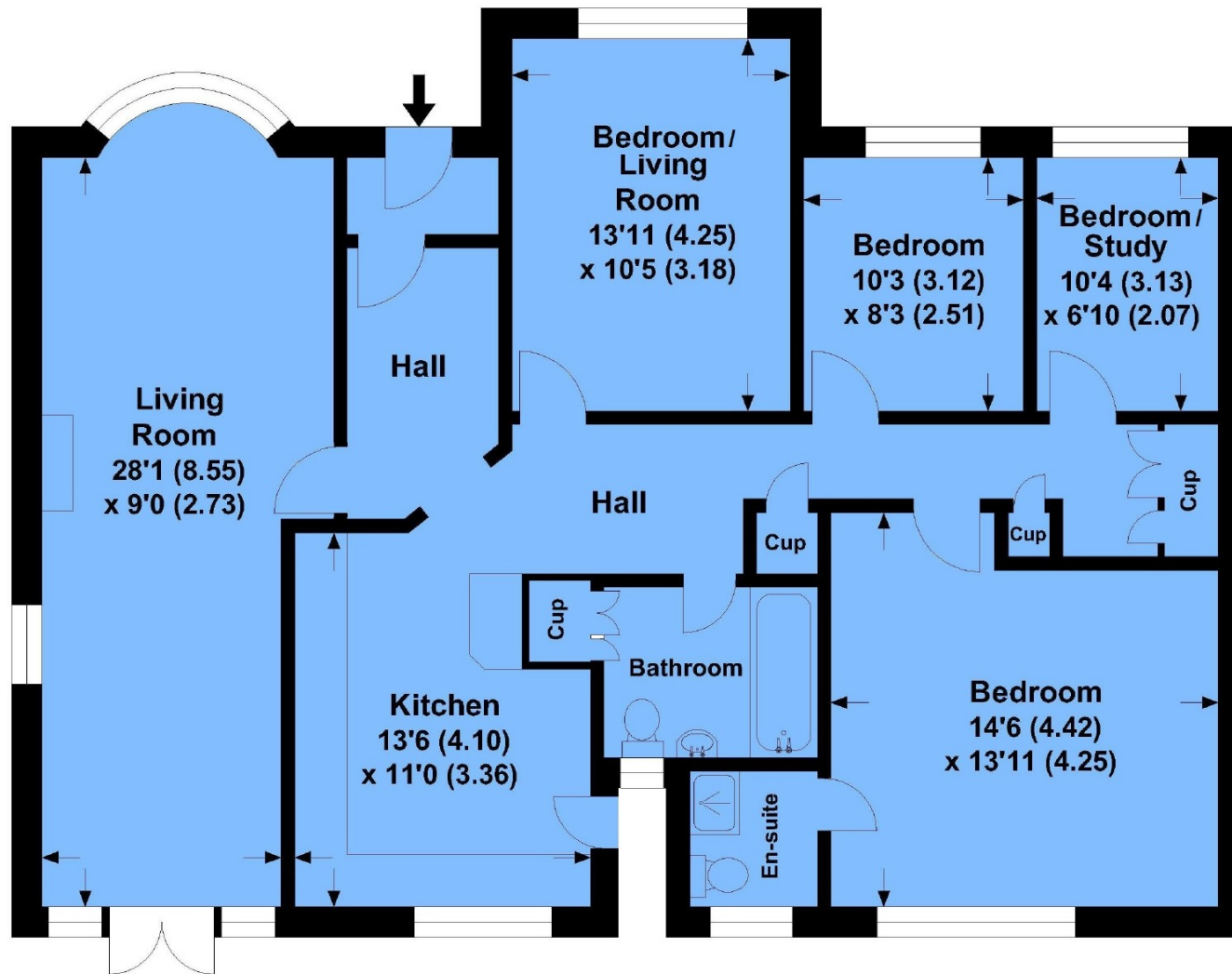
61 80

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



# Bedford Road

APPROX. GROSS INTERNAL FLOOR AREA 1271.62 SQFT / 118.13 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

#### 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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