



Orpington BR6
£665,000

jdm
ESTATE AGENTS

Description:

This well presented four bedroom detached house with garage is quietly situated at the closed end of this desirable cul-de-sac, well away from through traffic, in a small development of similar properties. The property is conveniently placed for several schools including Darrick Wood and Newstead Wood. Bus routes pass the end of the road giving access to Orpington station, shops at Locksbottom and the Princess Royal University hospital.

The accommodation comprises entrance hall with cloakroom leading to an open plan living room and dining room. There are double doors onto the southerly facing garden. The study is positioned to the front of the property. The fitted kitchen has an extensive range of units and ample work surfaces with tiled splash backs and over lighting. Integrated appliances include ceramic hob with stainless steel hood and under oven, dishwasher, washing machine, fridge and freezer (installed January 2015). To the first floor, the galleried landing serves the master bedroom with its full height fitted wardrobes and tiled en-suite bathroom. Bedroom two also has fitted wardrobes and there is a built in wardrobe in bedroom three. The tiled family bathroom has a three piece white suite. The vendors inform us that the Worcester gas boiler was installed in 2013.

Outside the manageable, well maintained garden is screened by virtue of established hedging on three sides. There is a large paved patio, the remainder being laid to lawn. The attached garage has remote controlled door, power and light and to the rear there is a useful storage area which currently houses a freezer and tumble dryer. There is parking on the drive for three to four cars.



Directions: From our Locksbottom office turn right into Crofton Road. Continue along and take the 6th turning on the right into Glyndebourne Park.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley



Room Dimensions:

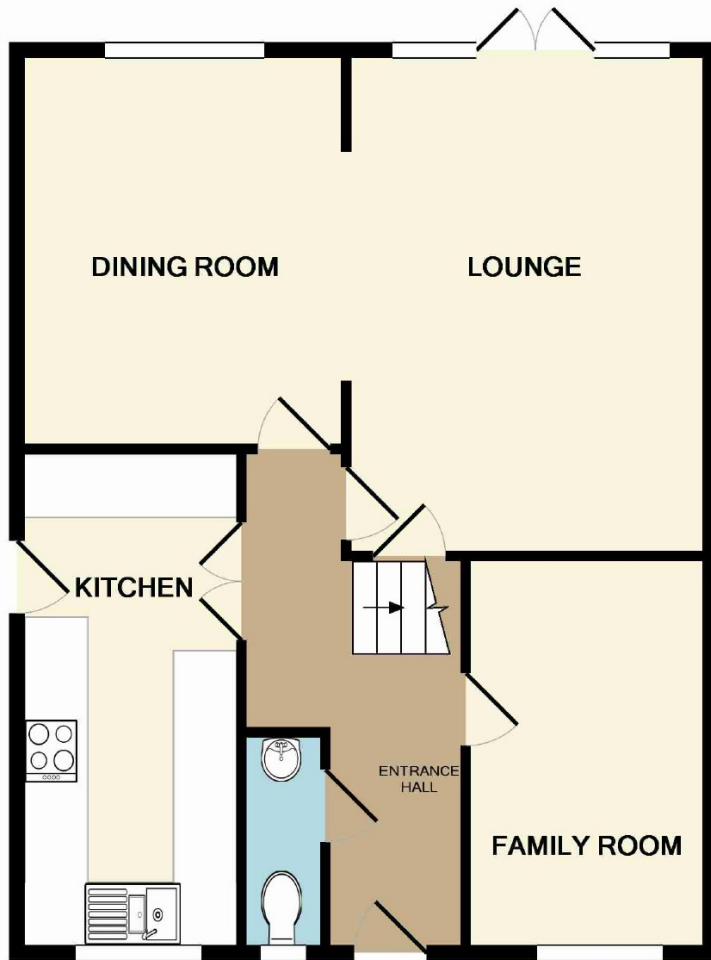
Hall	
Cloakroom	
Living Room	15'9 x 11'3
Dining Room	12'5 x 10'4
Study	12'4 x 7'8
Kitchen	15'8 x 6'11
First Floor	
Galleried Landing	
Bedroom One	12'9 x 10'4
En-suite	
Bedroom Two	13' x 8'10
Bedroom Three	9'1 x 9'
Bedroom Four	10'8 x 6'9
Family Bathroom	
Outside	
Garden	40' deep x 39' wide
Garage	20' x 8'2
Storage Area	8'10 x 8'2



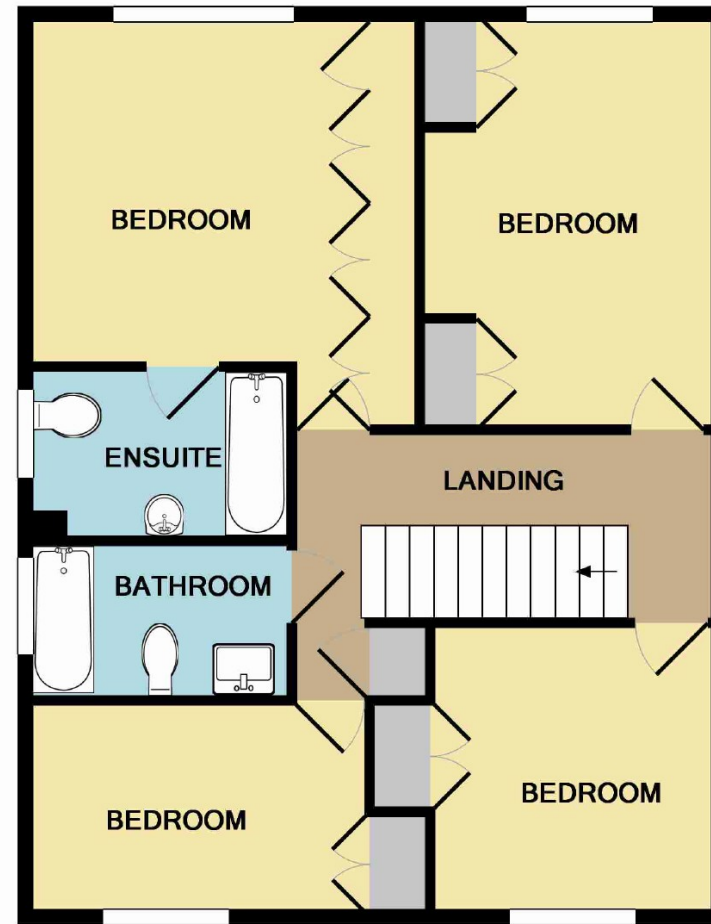
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015

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

e locks@jdmonline.com



jdm
ESTATE AGENTS