



Locksbottom, Orpington BR6  
£625,000

**jdm**  
ESTATE AGENTS

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**Description:**

This well presented, four bedroom, two bathroom detached house is situated in a pleasant residential area just half a mile from Locksbottom High Street. Also well positioned for Darrick Wood School catchment area, PRU Hospital, bus routes to Orpington and Bromley South stations and town centres.

The property offers well planned accommodation with a through lounge/dining room with french doors to the well tended rear garden. Also with direct access to the garden, is a well fitted, modern kitchen/breakfast room with integrated fridge/freezer, dishwasher, washing machine and microwave. To complete the ground floor is a two piece cloakroom.

On the first floor, the master bedroom benefits from a modern three piece en-suite shower room and fitted wardrobes. Bedrooms two and three also have fitted wardrobes. Bedroom four is currently being used as a study but would make an ideal single bedroom. The family bathroom has also been refitted with a modern suite.

The integral garage is now 16' long and the rear part of the garage has been reduced to create additional space in the kitchen. The manageable rear garden has a paved patio, lawned area and shrubbery and flower beds. Side access with a secure gate and large shed to remain.

Internal viewing is highly recommended.



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**Directions:** From our Locksbottom office turn right onto Crofton Road. After the Black Horse pub take the third turning on the left into Burlington Close.

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall

Cloakroom

Living/Dining Room **27' x 12'10 max reducing to 9'**

Kitchen/Breakfast Room **15'8 x 10'9 plus 8'5 x 6'7**

First Floor Landing

Bedroom One **15'6 to rear of wardroes x 8'6**

En-suite Shower Room

Bedroom Two **12'10 x 9'**

Bedroom Three **10'2 x 9'**

Bedroom Four **9'6 x 8'5 max reducing to 5'2 min**

Bathroom

Outside

Rear Garden

Garage **16' x 8'6**

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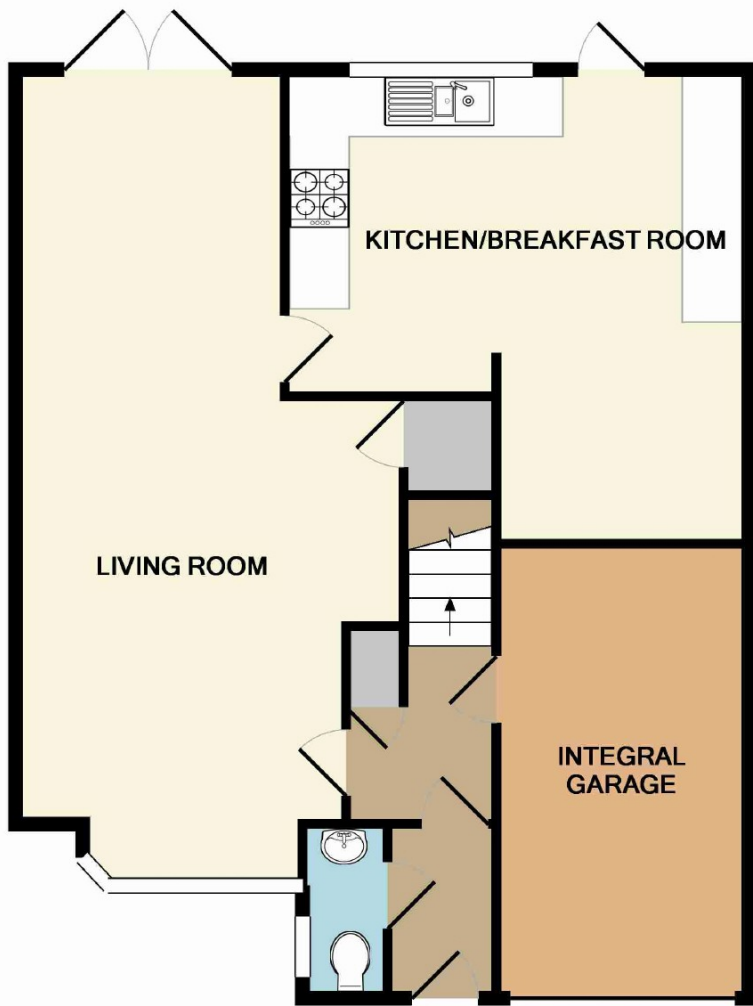


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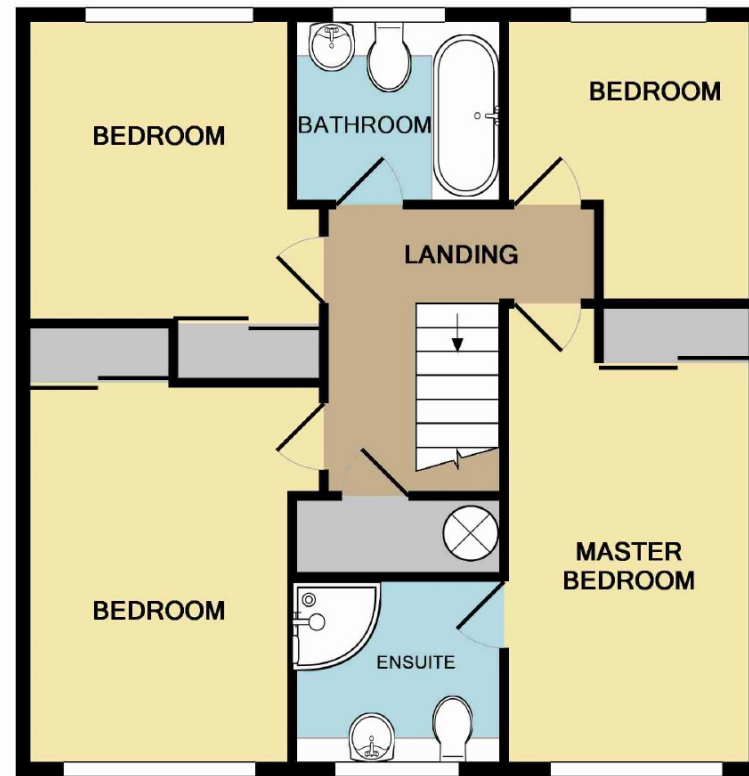
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	<b>75</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 708 SQ.FT.  
(65.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 608 SQ.FT.  
(56.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1315 SQ.FT. (122.2 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

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**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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