



Cudham TN14  
£675,000

**jdm**  
ESTATE AGENTS

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**Description:**

This spacious four bedroom detached house enjoys a delightful, semi-rural position with a mature lawned garden to the rear, which is not overlooked, and a far reaching, panoramic view to the front over open fields. Given the size of the rear garden there is ample space for extension subject to gaining the necessary consents.

Approached by way of an enclosed porch and generous reception hall, the dual aspect living/dining room extends to approximately 33' with open views to front and rear. The living room has a feature open fireplace with stone surround and hearth and from the dining room patio doors lead to the garden. The kitchen/breakfast room has an extensive range of fitted units, incorporating a dresser unit with display cabinets. There are ample work surfaces and tiled splash backs, ceramic hob with hood over and integrated double oven and grill, dishwasher and fridge. There is a separate utility room, cloakroom and door to the integral single garage.

To the first floor, there is a galleried landing serving the four bedrooms, all of which could take a double bed. The bathroom has a three piece suite with shower over the bath and Amtico flooring. Outside, the 160' rear garden has a paved terrace but is mostly laid to lawn and is stocked with a selection of mature shrubs and trees. There is a timber summerhouse, garden shed and water feature. The driveway to the front provides off road parking for four to five cars.

Bus routes R5 and R10 pass the door, linking Cudham with Orpington mainline station and shopping centre. There are primary schools in Knockholt, Downe and Green Street Green.



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**Directions:** From our Locksbottom office turn left onto Crofton Road. At the traffic lights turn left onto Farnborough Common (A21), continue across two roundabouts and at the third turn right (2nd exit) into Cudham Lane North.**Tenure:** Freehold**Council Tax Band:** F**Local Authority:** London Borough of Bromley

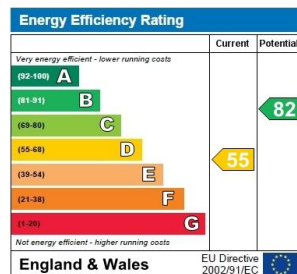
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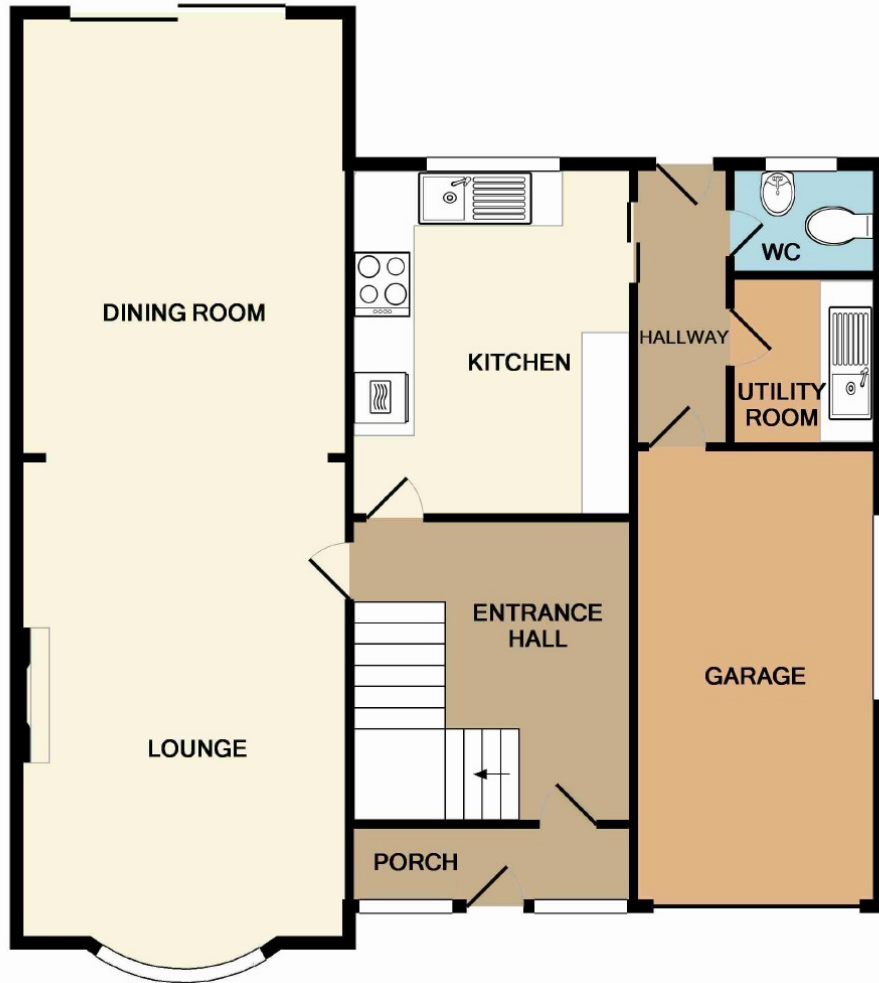
**Room Dimensions:**

Entrance Porch	
Reception Hall	<b>10'11 max x 10'3</b>
Living Room	<b>17'4 x 12'</b>
Dining Room	<b>15'10 x 12'</b>
Kitchen/Breakfast Room	<b>12'9 x 10'3</b>
Utility Room	<b>5'8 x 5'8</b>
Cloakroom	
Galleried First Floor Landing	
Bedroom One	<b>12' to rear of wardrobes x 11'6</b>
Bedroom Two	<b>13'2 x 11'6 overall</b>
Bedroom Three	<b>10'3 x 10'2</b>
Bedroom Four	<b>12' x 10'1 max</b>
Bathroom	
Outside	
Garden	<b>Approx. 160' x 40'</b>
Garage	<b>16'10 x 9'</b>

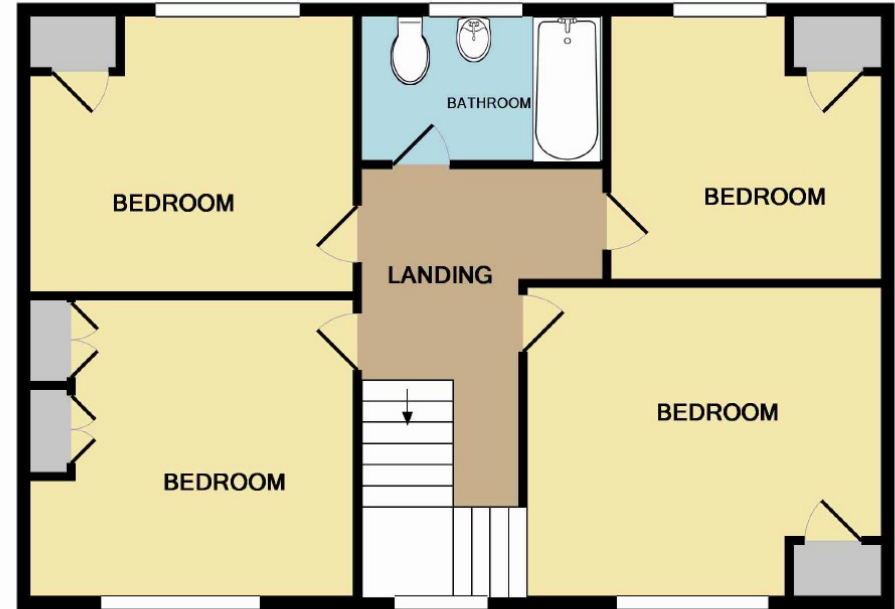


Please contact the branch for a complete copy of the EPC document





GROUND FLOOR  
APPROX. FLOOR  
AREA 916 SQ.FT.  
(85.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1579 SQ.FT. (146.7 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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