



Orpington BR6
£900,000

jdm
ESTATE AGENTS

Description:

Situated in a delightful close is this extremely spacious four bedroom detached house. The property boasts an abundance of accommodation including the superb kitchen/diner which overlooks the manicured garden. The property is ideally located for Chelsfield and Orpington mainline stations serving several London termini as well as well regarded local schools including Warren Road and St Olave's.

The accommodation comprises a hallway leading to the lounge, dining room and the kitchen/diner with integrated appliances and cooking island. There is also a cloakroom and a further reception room which is being used as a study. To the first floor are four bedrooms and the family bathroom. The two largest bedrooms both benefit from en-suite shower rooms, the master boasting a bath and shower. The kitchen and en-suite to the master bedroom both have underfloor heating.

To the rear of the property is an L shaped garden which is mainly laid to lawn and also incorporates a pond and seating area.

To the front of the property is off-street parking as well as a double garage.

Internal viewing comes highly recommended.



Directions: From Orpington Station Approach turn left into Station Road and take the second right into Tower Road. Turn right onto Sevenoaks Road (A223) and take a further right turn into Tregony Road then into Holywell Close.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

Hall	
Lounge	16'10 x 14'2
Dining Room	14'1 x 8'10
Study	15'7 x 10'2
Kitchen/Diner	33'11 x 15'5 (max)
WC	
Stairs to First Floor	
Master Bedroom	18'4 x 16'0 (max)
En-suite Bathroom	14'8 x 9'9 (max)
Bedroom Two	14'2 x 11'9
En-suite Shower Room	
Bedroom Three	11'2 x 11'1
Bedroom Four	11'9 x 9'8
Bathroom	7'1 x 5'6
Garden	108' x 82' (approximately)
Double Garage	



Please refer to www.jdmstateagents.com to see our full Area Guides.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	68
(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





Floorplan to Follow

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.

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