



Orpington BR6
Guide price £850,000 to £900,000

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Description:

GUIDE PRICE £850,000 - £900,000

Located in the popular 'Knoll' area of Orpington is this extremely spacious four bedroom family home.

Accommodation comprises to the ground floor an impressive 24ft kitchen/dining room, with modern fitted units and two separate ovens. This room benefits from french doors which lead onto the terrace and opens up onto the orangery. There are three further reception rooms, a study, integral garage, downstairs wc and storage cupboards.

To the first floor the master bedroom boasts views of the garden and a modern en-suite bathroom. There are two further double bedrooms both with fitted wardrobes, a fourth single bedroom and a family bathroom.

The property further benefits from a carriage driveway and a beautiful east facing garden. The property is ideally situated for Orpington Station with fast trains into London. Orpington, Petts Wood and Locksbottom are nearby with their vast array of shopping and dining facilities. The M25 is also nearby allowing easy access to Gatwick, the coast and Kent.



Directions: From Petts Wood Station Square turn right into Fairway. At the end turn left and then immediately right into St Johns Road. At end turn right into Crofton Lane and take the first left into Lynwood Grove.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley



Room Dimensions:

Hallway	
Kitchen/Diner	24'8 x 11'2
Orangery	13'0 x 9'10
Dining Room	12'1 x 11'6
Lounge	14'7 x 13'11
TV Room	14'11 x 12'10
Study	10'5 x 5'3
Downstairs WC	
Stairs to First Floor	
Master Bedroom	12'4 x 11'2
En-suite	8'2 x 6'3
Bedroom Two	14'7 x 12'5
Bedroom Three	12'1 x 11'7
Bedroom Four	8'4 x 7'3
Bathroom	7'5 x 5'10



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

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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