



Orpington BR6  
Guide price £750,000 to £785,000

**jdm**  
ESTATE AGENTS

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**Description:**

GUIDE PRICE £750,000 - £785,000

Jdm are delighted to offer to the market this impressive four bed detached family home. The property is situated in the ever popular and delightful Dale Wood Road offering ideal access to both Orpington and Petts Wood mainline stations serving several London termini. The well regarded Crofton and Perry Hall primary schools can also be found locally.

The accommodation comprises the warm and welcoming hallway leading to the separate dining room, L shaped kitchen/diner with utility area, lounge, study and cloakroom.

To the first floor is the master bedroom with walk in wardrobe and en-suite, three further bedrooms and the family bathroom with separate shower cubicle.

To the rear of the property is a delightful garden which is mainly laid to lawn. To the front is the garage as well as off-street parking.

Internal viewing comes highly recommended to fully appreciate this family home.



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**Directions:** From our office in Station Square turn right into Fairway & straight over to St Johns Rd. Take the first turning on the right into Beaumont Road. Turn left into Crofton Lane and Dale Wood Road is the first turning on the right.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Hallway	
Dining room	17'5 x 12'0
Kitchen diner	18'5 x 16'5
Downstairs wc	
Study	12'6 x 6'2
Lounge	15'2 x 12'0
Stairs to first floor	
Master bedroom	12'0 x 11'11
Bedroom two	12'8 x 7'8
Bedroom three	9'8 x 8'11
Bedroom four	12'6 x 6'9
Bath & shower room	9'2 x 6'0
Garden	135' x 35'



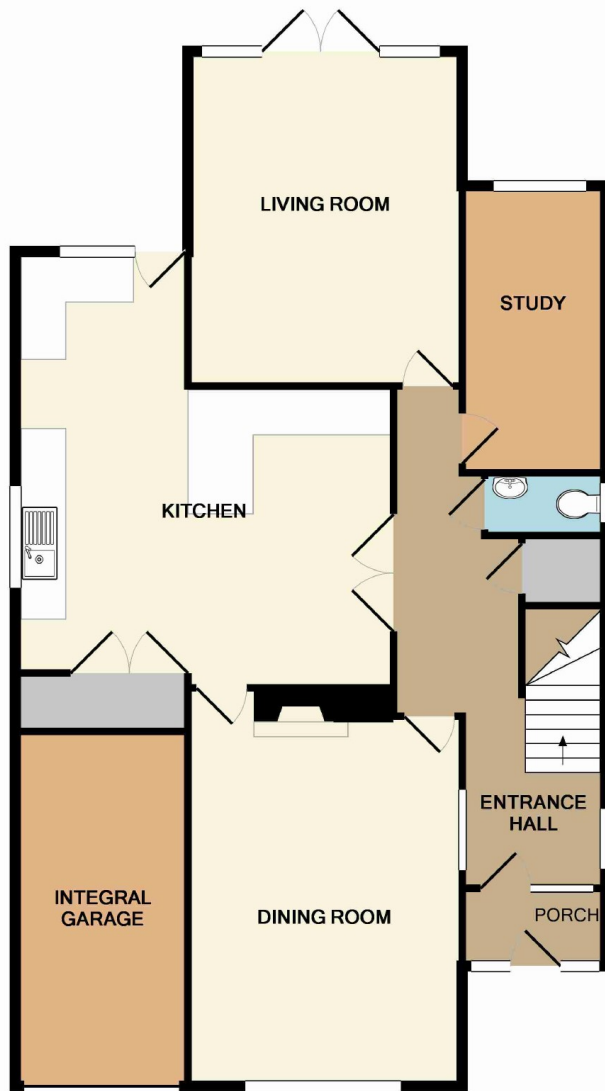
Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

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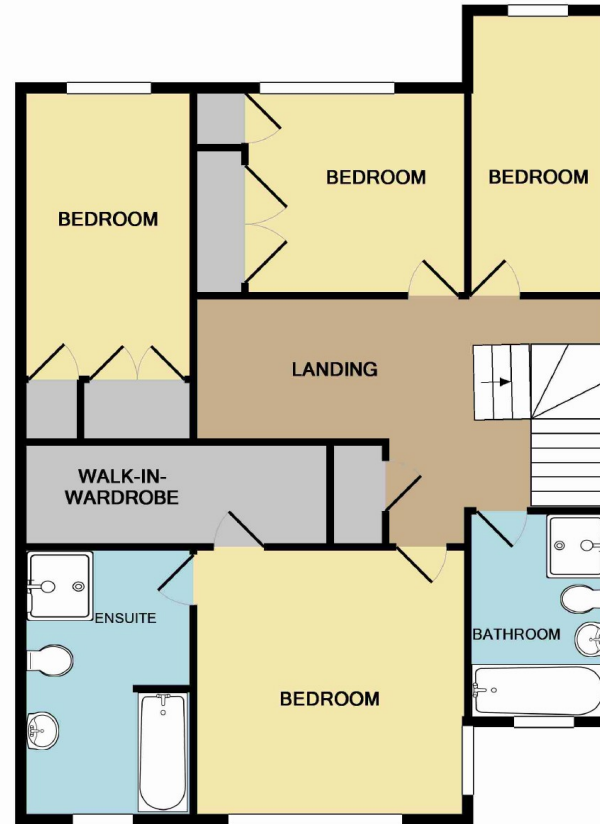
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		66
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 1037 SQ.FT.  
(96.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 827 SQ.FT.  
(76.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1864 SQ.FT. (173.1 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 Petts Wood**

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