



Locksbottom, Orpington BR6
Guide price £1,100,000

Description:

Little Orchard is a distinctive four bedroom, character detached house built in 1926 in a desirable residential road perfectly placed for Darrick Wood Schools and about half a mile from Locksbottom High Street and the Princess Royal University Hospital. Bus routes to Orpington with its mainline station pass close by.

The current owners have enhanced the property to combine the convenience of modern living while retaining many original features. There is a panelled hall with original hardwood flooring which continues into the living room with its feature claygate style open fireplace. The impressive family room with its smoked oak flooring, has bi-folding doors onto the terrace and rear garden.

Fitted with handmade units by Harvey Jones, the kitchen has granite worktops and bi-folding doors to the Westbury conservatory, both with underfloor heating. There is also a study with an ornamental fireplace. Extensive, spacious reception areas make this property ideally suited for entertaining.

To the first floor, there are four bedrooms with built-in wardrobes and two stylish four piece bathrooms with quality sanitaryware. There is a cloakroom to the ground floor.

Outside, the wide terrace in Indian Sandstone provides an ideal setting for summer barbeques as well as a perfect vantage point to enjoy the 125' lawned garden with mixed shrubbery borders. There is a garage store and parking on the drive for up to six cars.



Directions: From our office in Crofton Road, Locksbottom turn right onto Crofton Road. Continue past The Black Horse pub and Mada Road is the third turning on the right. The property will be found on the left hand side.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	13' x 8'8
Living Room	16'7 x 16'
Family Room	19'9 x 11'9
Study	12' x 11'2
Breakfast/Dining Room	20'3 x 12'
Kitchen	12'10 x 9'5
Utility/Boot Room	8' x 7'4
Cloakroom	
First Floor Landing	
Master Bedroom	18'1 into wardrobes x 12'
Bedroom Two	12'8 x 11'10
Bedroom Three	14'4 max x 11'4 reducing to 6'4
Bedroom Four	12'5 x 8'9 reducing to 5'6
Bathroom One	
Bathroom Two	
Outside	
Rear Garden	
Garage Store	8'2 x 8'2



Please refer to www.jdmestateagents.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		
(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





GROUND FLOOR
APPROX. FLOOR
AREA 1191 SQ.FT.
(110.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 847 SQ.FT.
(78.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2038 SQ.FT. (189.4 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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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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