



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.

<u>Directions:</u> 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



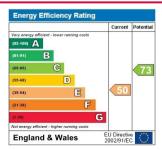




Room Dimensions:	
Entrance Hall	13' x 8'8
Living Room	16'7 x 16'
Family Room	19'9 x 11'9
Study	12' x 11'2
Breakfast/Dining Room	20'3 x 12'
Kitchen	12'10 x 9'5
Utility/Boot Room	8' x 7'4
Cloakroom	
First Floor Landing	
Master Bedroom	18'1 into wardrobes x 12'
Bedroom Two	12'8 x 11'10
Bedroom Three	14'4 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.



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







IMPORTANT NOTICE

idm 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, littings 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.

