



Orpington BR5  
£800,000

**jdm**  
ESTATE AGENTS

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**Description:**

Situated in the Charming Romany Rise is this extremely spacious, extended four bedroom detached home. The location is ideal for commuters and young families with both Orpington and Petts Wood mainline stations within a mile as well as offering access to Crofton Primary and Darrick Wood schools.

The accommodation comprises hallway leading to the lounge with bay to front, dining room/TV room overlooking the garden, modern shower room with underfloor heating and the extended kitchen diner with Granite Transformations worktop.

To the first floor is the sizable family bathroom with larger than average bath, four bedrooms, three of which are true double bedrooms.

To the rear of the property is a delightful southerly facing garden. To the sides of the property is a single garage and full property length shed storage. To the front of the property is off street parking.

Internal viewing comes highly recommended to fully appreciate all that this superb family home has to offer.



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**Directions:** From our office in Station Square turn right into Fairway, at the end right into Tudor Way, left at mini roundabout. Proceed over next mini roundabout into Crofton Lane, turn right at next mini roundabout into St Thomas Drive. Romany Rise is first left.

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** London Borough of Bromley

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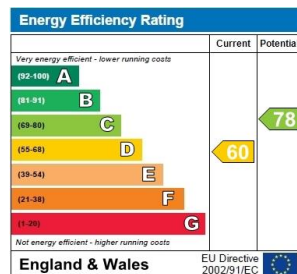
**Room Dimensions:**

Hall	
Lounge	15'6 x 13'6
Dining Room	14'6 x 11'11
Kitchen	19'7 x 11'0
Shower Room	8'1 x 5'3
Stairs to First Floor	
Master Bedroom	16'1 x 13'8
Bedroom Two	13'11 x 12'0
Bedroom Three	10'11 x 9'10
Bedroom Four	9'1 x 7'5
Bathroom	8'6 x 6'3
Garden	70' x 40' (approximately)
Garage	

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



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.

jdm Petts Wood

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