



Orpington BR5
Guide price £575,000 to £600,000

Description:

Situated within 0.1 miles of St Mary Cray station is this deceptively spacious four bedroom detached house. The property offers access to an array of well regarded local schools including Perry Hall, Crofton and Coopers Technology College. Lynmouth Rise is also well placed for Nugent retail centre with various shops and restaurants.

The accommodation comprises hallway leading to the shower room, dining room with bay window to front, lounge to rear which has benefited from an extension and is open with the kitchen area. To the first floor are four well sized bedrooms and the family bathroom.

To the rear is a delightful garden with a substantial patio and lawned area. Off street parking and a garage can also be found to the front and side of the property.

Internal viewing is essential to full appreciate all that this detached home has to offer.



Directions: From Petts Wood station, station square turn left, then right at the mini roundabout onto Petts Wood Road continue over the roundabout onto Poverest Road then take the second left onto Cray Valley Road, take the third left onto Lynton Avenue, then the first right onto Lynmouth Rise.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



Room Dimensions:

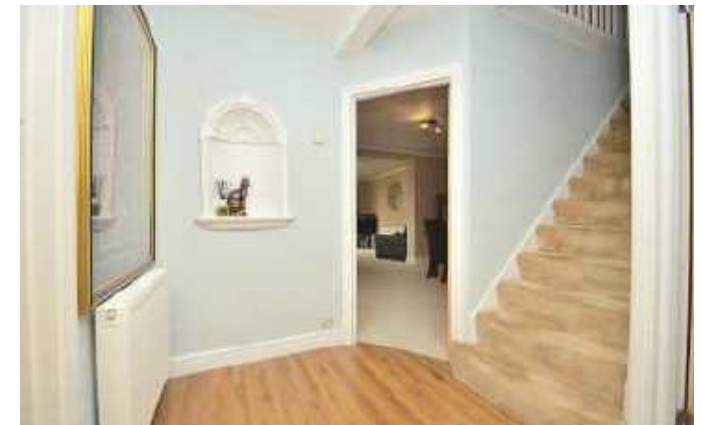
Porch	8'10 x 7'7
Hall	8'10 x 6'11
Living Room	26'1 x 11'11
Kitchen	8'11 x 8'4
Dining Room	14'9 x 12'0
Stairs to First Floor	
Bedroom One	15'6 x 12'0
Bedroom Two	12'8 x 11'11
Bedroom Three	9'3 x 9'0
Bedroom Four	9'0 x 7'11
Bathroom	8'10 x 7'10
Garage	18'2 x 9'4



Please refer to www.jdmstateagents.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			
		52	72
England & Wales		EU Directive 2002/91/EC	

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



Lynmouth Rise

APPROX. GROSS INTERNAL FLOOR AREA 1593.51 SQFT / 148.04 SQM. Inc. GARAGE



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

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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