



Orpington BR6
£600,000

jdm
ESTATE AGENTS

Description:

Situated in a popular residential road in Orpington is this delightful four bedroom detached home. The property offers access to Chelsfield and Orpington stations as well as green belt countryside.

Internally the property comprises the hallway leading to the kitchen/diner, a utility room and downstairs shower room. The L-shaped lounge/diner benefits from access to the conservatory offering viewings of the scenic garden.

To the first floor are three double bedrooms, a single bedroom and the family shower room.

The garden can be found to the rear of the property along with a detached single garage. The property also benefits from off-street parking.

Internal viewing is essential to fully appreciate this four bedroom detached home.



Directions: From Orpington War Memorial continue straight up Spur Road. At the end turn left into Court Road and first right into Avalon Road. Take the fourth turning on the right into Craven Road.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

Hallway	
Living Room	24'4 x 18'9
Kitchen	13'4 x 10'3
Utility Room	8'11 x 6'3
Conservatory	12'4 x 11'1
Bathroom	
Stairs to First Floor	
Bedroom One	13'10 x 13'3
Bedroom Two	13'10 x 11'4
Bedroom Three	12'0 x 11'4
Bedroom Four	12'11 x 8'4
Bathroom	
Garden	47'3 x 34'8 (approximately)
Garage	15'10 x 8'8



Please refer to www.jdmestateagents.com to see our full Area Guides.

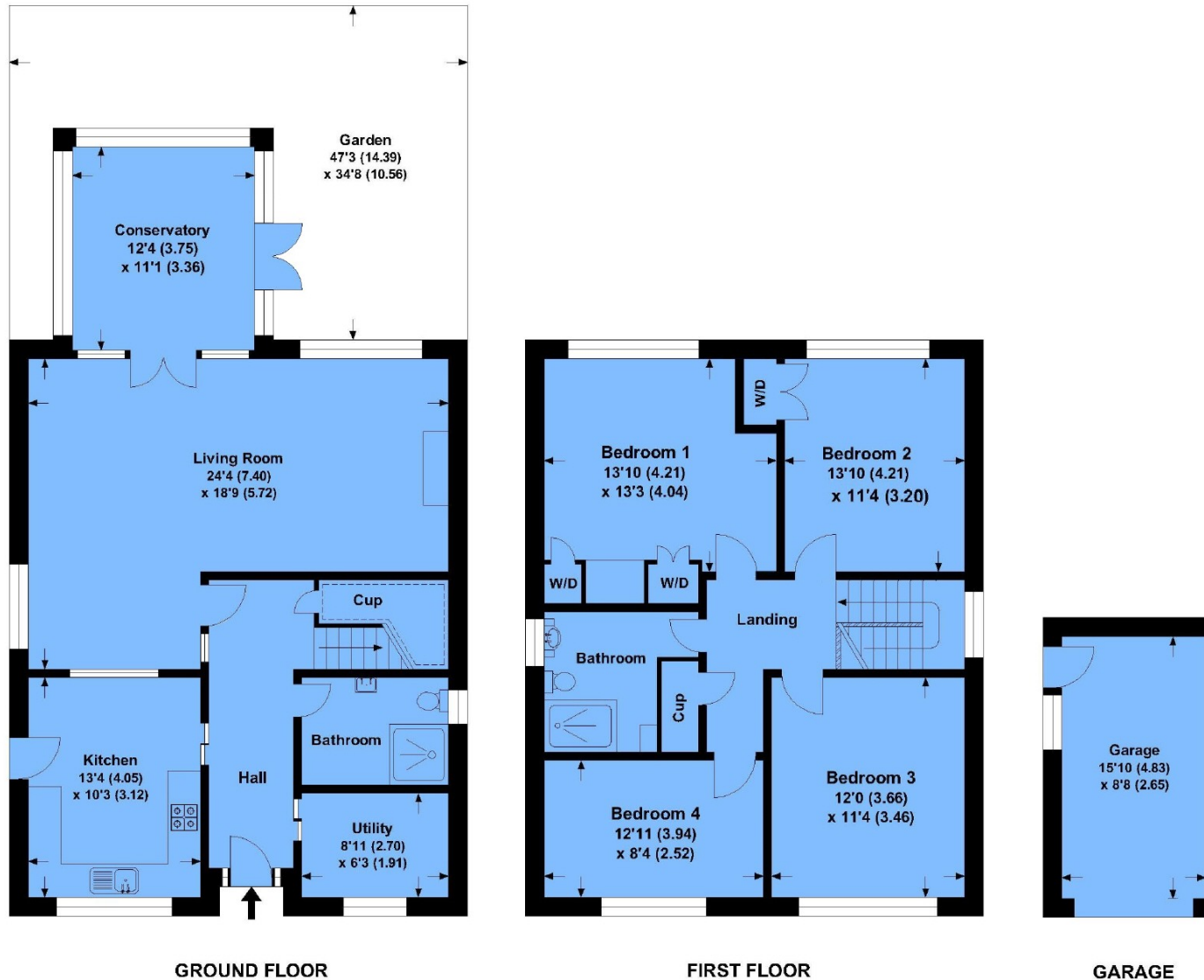
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83
England & Wales		EU Directive 2002/91/EC	

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



Craven Road

APPROX. GROSS INTERNAL FLOOR AREA 1720.72 SQFT / 159.86 SQM. Exl 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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