

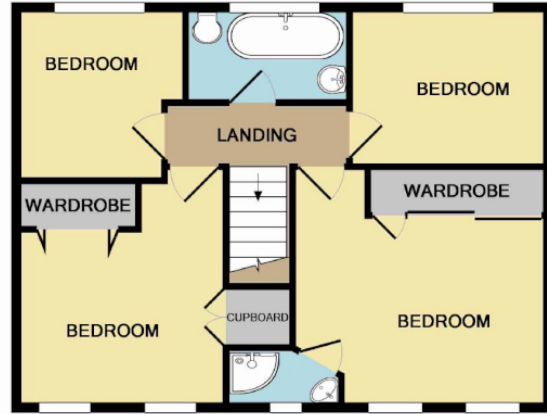


Broadwater Gardens | Orpington £2,250 pcm

Full Description 4 bedroom detached property, linked by the garage, situated on a popular development close to Darrick Wood and Farnborough Village Schools. The property comprises entrance hall with oak flooring, a downstairs cloakroom/utility and coat cupboard. The kitchen is to the front of the property and has modern beech style units with Neff double oven, gas hob, Neff cooker hood, an integrated fridge and dishwasher. There is a good sized living room accessed via double doors with doors leading through to a dining room and patio doors to the rear garden. Upstairs, there are 4 bedrooms the master having freestanding wardrobes with sliding doors and a modern en-suite shower room. There are 3 further bedrooms the second having built-in cupboards. The family bathroom has a modern suite with a shower over the bath. To the rear is the easily maintainable, southerly aspect garden with a decked patio area



GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 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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Please refer to our website to see our full Area Guides.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		69	
(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	

IMPORTANT NOTICE: Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or landlord. Any intending tenant should satisfy themselves by inspection as to the correctness of each statement. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection.