



Orpington BR5  
Guide price £475,000 to £500,000

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**Description:**

GUIDE PRICE £475,000-£500,000

This extremely well presented three bedroom semi-detached home boasts a self-contained one bedroom annex that would be ideal for older children or elder relatives.

The property comprises a welcoming entrance hall leading through to the spacious lounge diner with wooden floor and patio doors looking over the garden. Further accommodation includes the modern fitted kitchen with breakfasting island, utility and cloakroom. To the first floor are three double bedrooms and the family shower room.

To the rear of the property is the self-contained annex which comprises a kitchen dining/living area which measures an impressive 20ft long. There is also a double bedroom and shower room.

Both the annex and the house currently have private gardens which is separated by a fence which could easily be removed to provide one garden. To the front of the property is off street parking for one car.

Internal viewing comes highly recommended to appreciate the size and quality of this semi-detached home.



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**Directions:** From St Mary Cray Station turn left into Sayes Court Road and then take the first left into Ravensbury Road.

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** BROMLEY

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**Room Dimensions:**

Porch	
Hallway	
Lounge diner	24'6 x 12'8
Kitchen	11' x 10'8
Utility / wc	5'10 x 5'2 (max)
Stairs to first floor	
Bedroom one	13'3 x 12'11
Bedroom two	12'11 x 9'10
Bedroom three	12'6 x 10'1
Shower room	7'4 x 6'8
ANNEX - Self contained	
Kitchen/diner	20' x 12'10
Bedroom one	12'8 x 9'8
Shower room	6'10 x 6'3
OSP - 1 car	

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

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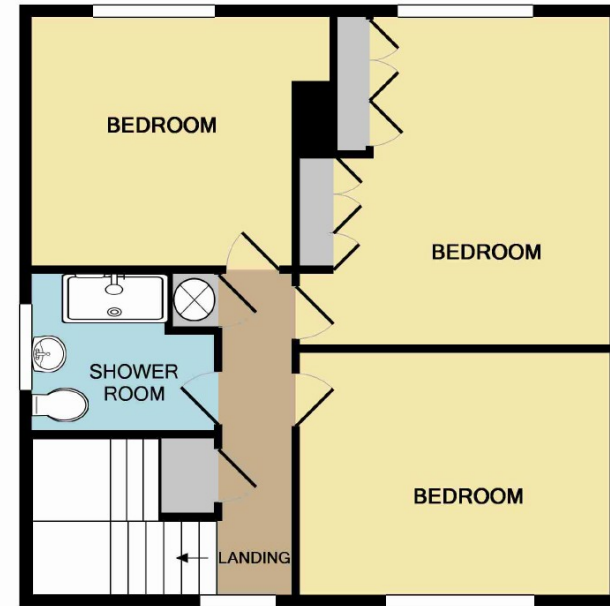
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 1030 SQ.FT.  
(95.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 549 SQ.FT.  
(51.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1579 SQ.FT. (146.7 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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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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