



Orpington BR5
£380,000

jdm
ESTATE AGENTS

Description:

Situated in the popular Sparrow Drive is this spacious four bedroom townhouse. The property offers well proportioned accommodation over three floors and is well located for both Crofton and Darrick Wood schools. The property also offers access to Orpington and Petts Wood mainline stations serving several London termini.

The accommodation comprises utility room, the fourth bedroom overlooking the garden and a further reception room which is currently used as a music room. To the first floor is the spacious lounge and modern breakfasting kitchen. The second floor comprises the family bathroom and three bedrooms.

To the rear of the property is the easily maintained garden overlooking woodland. To the front of the property is off street parking.

Internal viewing comes highly recommended to fully appreciate the size of this four bedroom townhouse.



Directions: From our office in PW Station Square turn right into Fairway, at the end turn right into Tudor Way, mini roundabout turn left into Towncourt Lane, over mini roundabout into Crofton Lane, 4th right into Sparrow Drive.

Tenure: Freehold

Council Tax Band:

Local Authority: London Borough of Bromley



Room Dimensions:

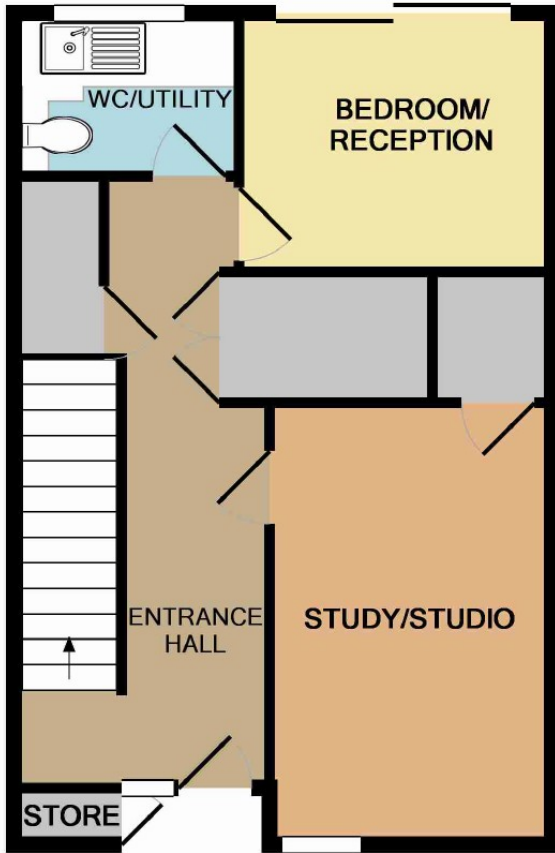
Hallway	
Music room / study	12'7 x 7'8
Bedroom four	9'3 x 8'2
Utility / wc	6'6 x 4'9
Stairs to first floor	
Lounge	17'9 x 12'7
Breakfasting kitchen	16'1 x 7'10
Stairs to second floor	
Bedroom one	13'5 x 9'5
Bedroom two	9'10 x 9'6
Bedroom three	9'7 x 6'5 (max)
Bathroom	6'9 x 6'2
Garden	30' x 15'



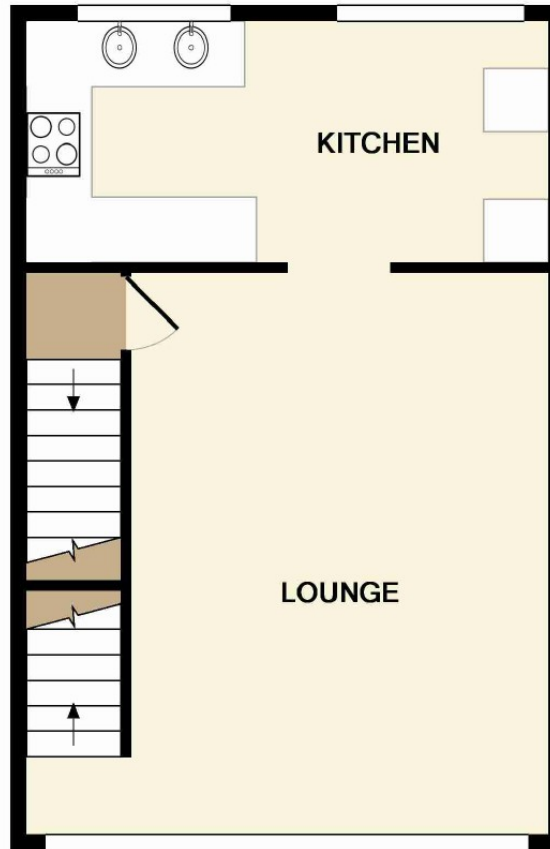
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

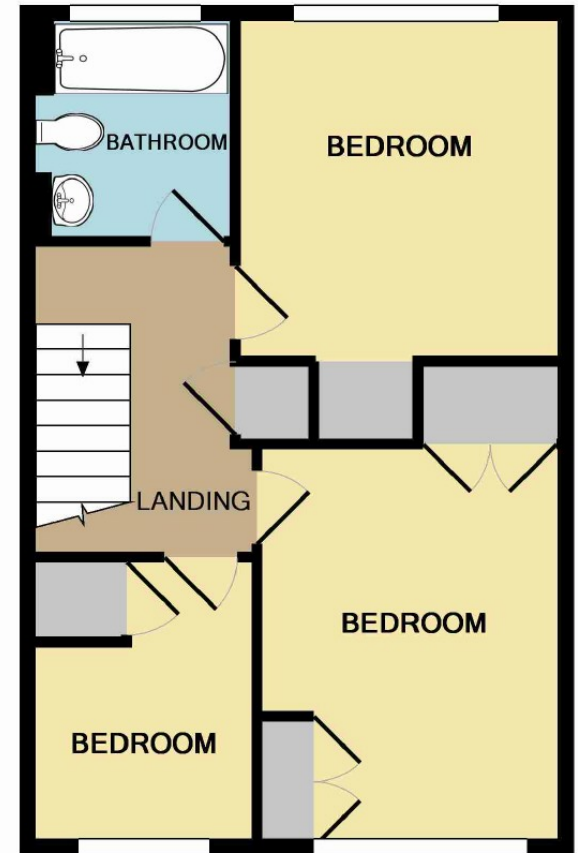




GROUND FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 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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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

36 Station Square, Petts Wood, Kent BR5 1NA

01689 819 819

epw@jdmonline.com



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