



Orpington BR6
Guide price £800,000 to £825,000

jdm
ESTATE AGENTS

Description:

GUIDE PRICE £800,000 - £825,000

Dale Wood Road is a sought after location that is well positioned approximately a third of a mile to Orpington mainline station with fast routes available to mainline stations and approximately one mile from Petts Wood station and village with its array of shops, boutiques and restaurants. Local schools include Crofton Infant and Junior schools as well as Newsted Woods and St Olave's grammar schools. Independent schools are well catered for with Bromley High for girls and Eltham college for boys being among the most popular locally.

The property which has been extended by the current owners offers generous accommodation, character and charm. To the ground floor the property has a large lounge with views over the garden and open plan to the dining area, kitchen, cloakroom and a large second reception room. To the first floor are five bedrooms, with the master boasting an en-suite, and a well proportioned family bathroom.

The rear garden is delightful extending to approximately 105' with an easterly aspect. To the front is off street parking and access to the garage.



Directions: From our office in Station Square turn right into Fairway & straight over to St Johns Rd. Take the first turning on the right into Beaumont Road. Turn left into Crofton Lane and Dale Wood Road is the first turning on the right.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance porch	
Hallway	
Dining room	9'0 x 12'5
Lounge	23'10 x 15'3 (max)
Reception room	21'2 (max) x 16'0 (max)
Kitchen	12'0 x 10'4 (max)
Cloakroom	
Stairs to first floor	
Bedroom one	14'5 (max) x 14'0 (max)
Bedroom two	12'5 x 8'10
Bedroom three	11'11 x 8'10
Bedroom four	13'2 (max) x 8'10
Bedroom five/ study	9'6 x 6'11
Bathroom	9'3 x 5'4
Garden	105' approx
Garage	17'2 x 9'3



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

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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