



Orpington BR6
Guide price £1,000,000 to £1,100,000

Description:

GUIDE PRICE £1,000,000 to £1,100,000

Ideally located with far reaching views of countryside yet still close to links to Chelsfield Station and the M25. This spacious five bedroom property offers versatile accommodation and a separate annexe over the garage. Set back from the road the property is approached by a 350' driveway and occupies a 2 acre plot.



Directions: From Chapter One (A21) proceed along Farnborough Common A21 towards Green Street Green. At the third roundabout continue straight ahead into Sevenoaks Road and the property is on the left.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Dining Room	14'2 x 11'9
Study/Bedroom	13'11 x 9'7
Kitchen/Breakfast Room	19' x 13'7
Utility Room	11'9 x 7'
Bedroom	14'8 x 13'5
Bedroom	13'1 x 12'7
First Floor	
Master Bedroom	16'7 x 15'7
Dressing Area	15'5 x 11'11
En-suite	
Bedroom/Reception	19'4 x 14'2
Bedroom	15'7 x 13'7
Bedroom	13'3 x 10'3
Bathroom	
Annexe	
Room	20' x 15'10
Room (L shape)	15'10 x 15'2
Cloakroom	
Garage	24'1 x 22'11
Workshop	24'1 x 11'
Garage/Store	

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

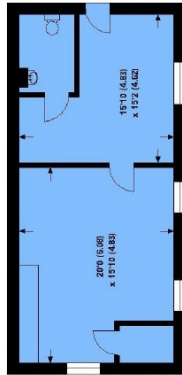
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	72
England & Wales		EU Directive 2002/91/EC	

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

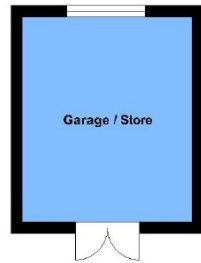


Briar Porch

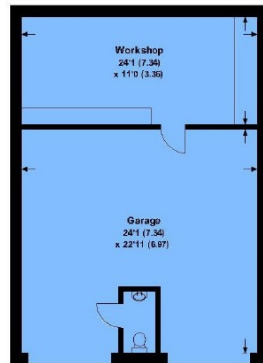
APPROX. GROSS INTERNAL FLOOR AREA 4920.00 SQFT / 457.08 SQM.



ANNEXE FIRST FLOOR



GARAGE / STORE



GARAGE / WORKSHOP



GROUND FLOOR



FIRST FLOOR

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.

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