



TOTAL FLOOR AREA: 1942 sq.ft. (180.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They are for illustrative purposes only and should be used as a guide for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given.
 Made with Memphis 10/22



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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 Orpington
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**Guide Price
 £1,250,000**

Hollydale Drive

Locksbottom

Anthony Martin are delighted to bring to the market this elegant well presented chain free detached property located in one of Locksbottom's most sought after roads. Ideally located for local shops, cafes and restaurants at Locksbottom and within catchment for Darrick Wood and Ravenswood schools, as well as access to the grammar schools of Newstead Woods and St Olave's.

To the ground floor the 22ft kitchen/diner is open plan to the lounge area and overlooks the rear garden with direct access onto the terrace. There is a separate study and cloakroom

To the first floor there are 4 good sized bedrooms, one with a dressing room, a family bathroom and separate shower room.

Outside the property looks out onto woodland with a driveway for several cars. The private rear garden is not overlooked by other houses and is mainly laid to lawn with mature shrubs and a woodland area to the back. The garage has been extended with the addition of a garden room, currently used as a gym, which could make an ideal home office.

- **Chain Free**
- **Four Bedrooms**
- **Sought After Location**
- **Open Plan Ground Floor**
- **Private Rear Garden**
- **Garage**
- **Walking distance to Shops and Restaurants at Locksbottom High Street**
- **Good Schools Catchment**
- **Opportunity to Extend STPP**
- **EPC D64**