



TOTAL FLOOR AREA: 1209 sq.ft. (112.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Zoopa.co.uk

PrimeLocation.com

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**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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**£695,000**



## Crofton Road Orpington

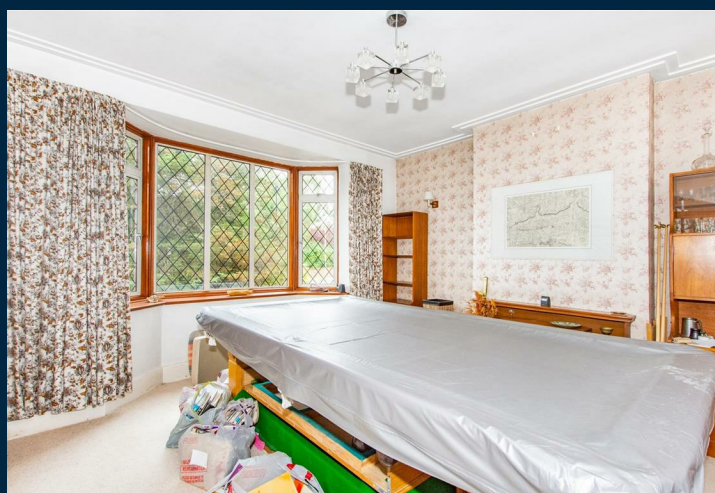
Anthony Martin are delighted to bring to the market this chain free three bedroom detached property offering plenty of potential. Situated in a sought after location, the property is both within the catchment areas of highly rated primary and secondary schools, and walking distance to Orpington Rail Station.

To the ground floor there is a dining room with feature bay window and lounge with sliding patio doors offering access to the garden. The bright kitchen overlooks the garden and benefits from a separate utility room.

On the first floor, there are three good sized bedrooms - a master bedroom which mirrors the bay window from the dining room beneath, a second double with built in wardrobes and a single with a feature window.

The property has a ground floor guest cloakroom, a family bathroom with both bath and shower facilities and separate WC.

The well maintained rear garden is south facing and the driveway offers ample parking for several cars. There is also a garage to the side of the property.



- South Facing Garden
- Detached
- Three Bedrooms
- Garage and Driveway
- Darrick Wood Catchment
- Walking Distance to Orpington Station
- Close to all amenities
- Potential to extend STPP
- Chain Free
- EPC D48

