



Pinecrest Gardens

Pinecrest Gardens
Locksbottom
£830,000

Anthony Martin
Estate Agents

Anthony Martin are delighted to bring to the market this chain free detached property located in a quiet cul de sac in a sought after location with excellent transport links, within good schools catchment and proximity to local amenities.

From the open porch, the entrance hall provides access to the principal lounge, kitchen, dining room and study. The ground floor of the property has been extended to provide a further reception off the main dual aspect lounge with French doors onto the garden. Double doors open into the dining room providing a fantastic entertaining space. The L shaped kitchen overlooks the garden and features a range of base and wall cupboards with a granite worktop, utility area and side access. There is also a study and guest cloakroom to the ground floor.

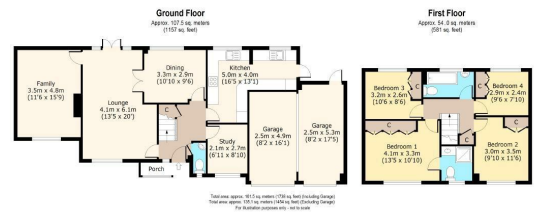
To the first floor there are 4 bedrooms. The master bedroom has fitted wardrobes and a modern ensuite shower room. There are 3 further bedrooms all with storage and a family bathroom.

The attached double garage has a door to the rear garden. The garden is mainly laid to lawn with a terrace and flowerbeds. To the front there is a driveway with parking for several cars.



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- Outside Front
- Driveway
- Garage
- Ground Floor
- Porch
- Entrance Hall
- Cloakroom
- Family Room
11'5" x 15'8" (3.5 x 4.8)
- Lounge
13'5" x 20'0" (4.1 x 6.1)
- Dining Room
10'9" x 9'6" (3.3 x 2.9)
- Kitchen
16'4" x 13'1" (5.0 x 4.0)
- Study
6'10" x 8'10" (2.1 x 2.7)
- First Floor
- Bedroom 1
13'5" x 10'9" (4.1 x 3.3)
- EnSuite
- Bedroom 2
9'10" x 11'5" (3.0 x 3.5)
- Bedroom 3
10'5" x 8'6" (3.2 x 2.6)
- Bedroom 4
9'6" x 7'10" (2.9 x 2.4)
- Family Bathroom
- Garden



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|--|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |
| England & Wales | | | England & Wales | | |
| | | 74 | | | |
| | 61 | | | | |



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.