



44 Crofton Avenue, Orpington, BR6 8DZ

Offers in excess of £850,000

**** OFFERED WITH NO ONWARD CHAIN ****

A spacious and welcoming detached home is now available to view. This home is conveniently placed within good reach of the centre of Orpington and is among similar residential homes.

The accommodation on offer briefly consists: An entrance hall leading to a bright and spacious lounge, a separate dining room, and a kitchen, all laid out to provide comfortable everyday living. The ground floor also benefits from a garage and WC. Upstairs are three well-sized bedrooms, a study that can also be used as a home office or nursery, and a family bathroom with a separate WC.

Externally, the property benefits from a private garden and driveway parking, completing this attractive and recently updated home.

The property is ideally located for both families and commuters, close to the M24 and Orpington Station offering frequent services into central London. Well regarded schools are within easy reach, including Darrick Wood Secondary School approximately 0.6 miles away, along with other highly sought-after options.

Residents benefit from a range of nearby amenities, leisure facilities at Darrick Wood Leisure Centre, and beautiful green spaces surrounding.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	48	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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