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44 Crofton Avenue, Orpington, BR6 8DZ
Offers in excess of £750,000

** 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.





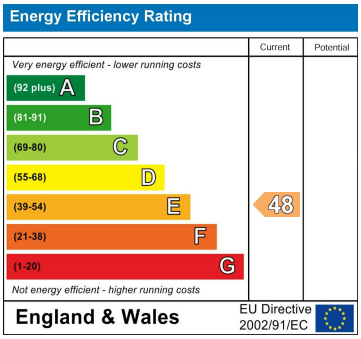


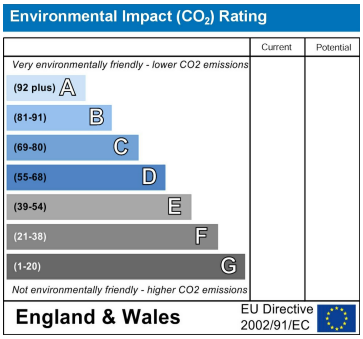
Disclaimer

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.
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Section 21

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