

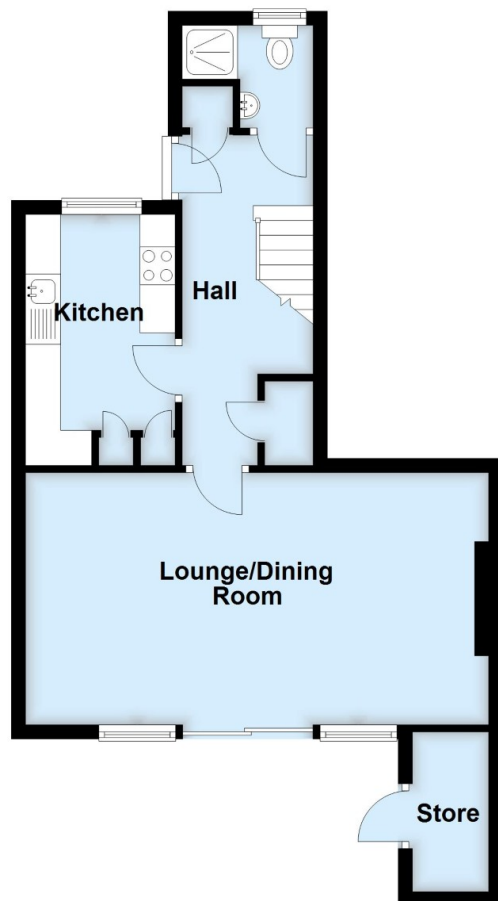


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



### Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 86.8 sq. metres (933.8 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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Viewing by appointment with our Petts Wood Office - 01689 606666

28 Tandridge Drive, Orpington, Kent, BR6 8BZ

Offers Over £500,000 Freehold

- Deceptively Spacious
- Lounge/Diner
- Contemporary Kitchen
- Walled Garden
- Family House
- Two Shower Rooms
- Integrated Appliances
- Three Generous Bedrooms

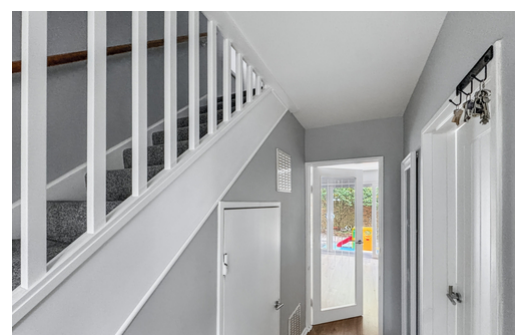


## 28 Tandridge Drive, Orpington, Kent, BR6 8BZ

IDEAL FOR CROFTON SCHOOLS CATCHMENT AREA. This deceptively spacious mid-terraced house provides great family accommodation, immaculately presented by the current owners and is worthy of a viewing. The interior comprises three generous bedrooms, a lounge/diner to rear aspect, contemporary kitchen, remodelled ground floor shower room/cloakroom off the hall, family bathroom, en-bloc garage and walled rear garden. Features include an integrated kitchen appliances, double glazed windows, gas central heating by combination boiler Fitted in 2023, contemporary flooring, good storage space, fitted wardrobes in all bedrooms and well-presented interior. The property occupies a sought after location on the Crofton Estate, within walking distance of two mainline stations (Petts Wood and Orpington), reputable local schools, (Crofton schools and Darrick Wood schools, grammar schools St Olave's and Newstead Wood), good transport links in Crofton Lane, plus Orpington, Petts Wood and Locksbottom larger communities. Exclusive to PROCTORS.

### Location

From Crofton Schools proceed towards Orpington along Crofton Lane. Tandridge Drive is situated on the left. Bear left and the property is on the right.



### Ground Floor

#### Entrance Hall

4.75m x 1.85m (15' 7" x 6' 1") Double glazed entrance door, radiator, deep storage cupboard housing fitted combi central heating boiler, large under stairs storage cupboard.

#### Shower Room

1.75m x 1.44m (5' 9" x 4' 9") Double glazed window to front, contemporary white suite comprising back to wall WC, hand wash basin on vanity unit, recessed shower cubicle, built-in shower controls, tiled interior, drench shower head, recessed ceiling lights, extractor fan, chrome heated towel rail.

#### Lounge/Diner

6.60m x 3.60m (21' 8" x 11' 10") Double glazed sliding doors to rear aspect, feature fire place with gas log effect fire (disconnected), recessed cabinet, recessed shelves, wine rack.

#### Kitchen

3.56m x 2.12m (11' 8" x 7' 0") Double glazed window to front, range of contemporary wall and base cabinets, integrated fridge and freezer, integrated dish washer, sink and drainer, electric oven and hob, extractor hood, low level wall heater.

### First Floor

#### Landing

Access to loft (via ladder), deep built-in storage cupboard, built-in linen cupboard.

#### Bedroom One

3.60m x 2.95m (11' 10" x 9' 8") Double glazed window to front, radiator, built-in double wardrobe.

#### Bedroom Two

3.13m x 2.95m (10' 3" x 9' 8") Double glazed window to rear, radiator, built-in double wardrobe.

#### Bedroom Three

3.20m x 1.95m (10' 6" x 6' 5") Double glazed window to front, radiator, deep built-in wardrobe.

#### Shower Room

Contemporary white suite comprising large walk-in shower, hand wash basin on vanity unit, WC, extractor fan, chrome heated towel rail, recessed ceiling lights.

### Outside

#### Garden Store Room

Brick built storage room, double glazed door, ideal for storage, power.

### Rear Garden

Paved patio area, walled perimeter, pedestrian gate, raised border with mature tree.

### Parking

Private parking to front with drop kerb arranged by the current owners.

### Garage En-Bloc

Located en-bloc with up and over door.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : D

#### Service Charge

The is an annual service charge payable to Caxtons. This covers landscaping and communal lawns looking neat and tidy throughout the year. £200.00 approximately P.A