



£699,995

Nufield Way, Orpington, Kent, BR6 8EU

Chattertons

Est. 1893

# 3 Bed Detached Bungalow

Located in a picturesque cul de sac in popular Crofton residential area is this detached bungalow approached by a beautiful front garden with a comprehensive range of flowers and plants. The property is convenient for Locksbottom shopping centre and local supermarkets and also near Darrick wood primary and secondary schools. Also close at hand are bus routes to Orpington station, high street and Bromley town centre.

The bungalow is offered in immaculate condition with a good size lounge, separate modern kitchen, 3 bedrooms and bathroom all finished with light neutral decor, quality double glazing with shutters and gas central heating.

The garden is south west facing and the back of the property has 2 awnings (one electric), the garden is the owners pride and joy and has a great range of plants, trees and shrubs with easy maintain artificial grass with patio complete with high quality gazebo with full garden lounging set which the owner is happy to leave, the gazebo allows the outdoor fun to continue even when the great british weather changes.

The property is also around 4 miles from the M25.

The property is virtually chain free as the owner is buying a chain free apartment, if you want to retire in style, this is the one.



**Picturesque cul de sac**

**Crofton residential area**

**Detached bungalow**

**Detached garage**

**Quality double glazing with shutters**

**3 bedrooms**

**South west facing garden**

**Gazebo with furniture to match**

**Virtually chain free**

**Immaculate condition**

**Entrance Hall**

Spacious hallway, storage units, carpet, access to the loft with light and ladder part boarded

**Lounge 14' 10" x 13' 10" (4.52m x 4.21m)**

Double glazed window with shutters, double glazed sliding doors to the garden, air conditioning unit, fireplace, carpet, radiator

**Kitchen 12' 5" x 7' 3" (3.78m x 2.21m)**

2 double glazed windows with view of the garden, fitted wall and base units with laminated work surface, sink unit with mixer taps with washing up liquid dispenser, plumbing for washing machine, tiled walls and floor, oven and hob, radiator

**Bedroom 1 11' 7" x 11' 1" (3.53m x 3.38m)**

Double glazed window with shutters, electric curtain rail, built in wardrobes with matching units, radiator, carpet

**Bedroom 2 10' 4" x 7' 9" (3.15m x 2.36m)**

Double glazed window with shutters, radiator, carpet

**Bedroom 3 11' 7" x 8' 4" (3.53m x 2.54m)**

Double glazed window with shutters, built in storage units, radiator, carpet

**Bathroom**

2 frosted double glazed windows, low level w.c, bidet, shower bath with mixer taps, wash hand basin, tiled walls and floor

**Rear Garden 58' 10" x 41' 4" (17.92m x 12.59m)**

South west facing garden with artificial grass, mature plants and shrubs, very secluded, greenhouse, 2 sun awnings (one is electric), lovely patio with gazebo complete with full lounging set.

**Detached Garage 16' 4" x 8' 1" (4.97m x 2.46m)**

With electric door with generous private driveway

**Front Garden**

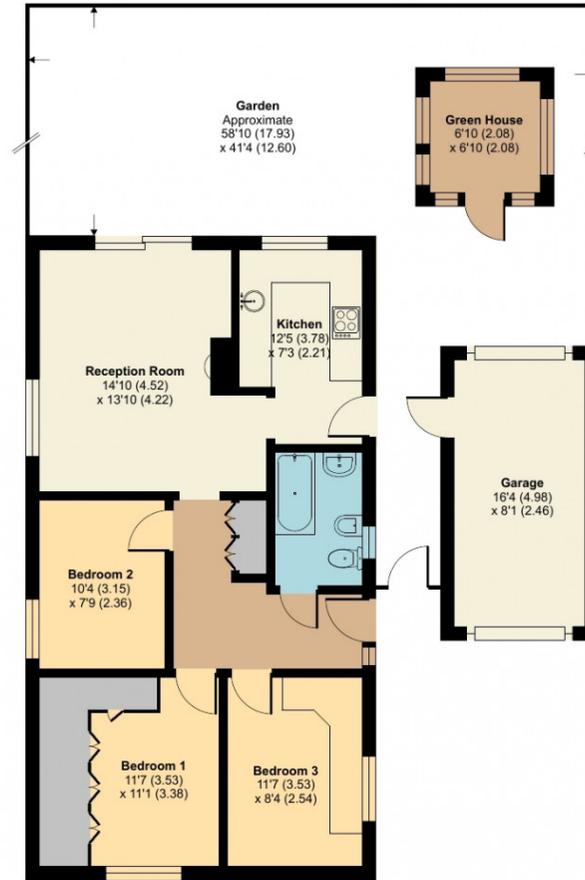
Beautiful front garden with an array of plants and shrubs





## Nutfield Way, Orpington, BR6

Approximate Area = 752 sq ft / 69.8 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Outbuilding = 47 sq ft / 4.3 sq m  
 Total = 931 sq ft / 86.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2023. Produced for Chattertons Estate Agents Ltd. REF: 1049035

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.  
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