



Orpington BR6
Offers in excess of £240,000

Description:

Situated inside the gates of Priory Gardens is this charming, Grade II listed cottage. Accommodation comprises to the ground floor, a 17ft reception room and a kitchen with space for a small breakfast table

To the first floor are two double bedroom with vaulted ceilings and a family bathroom. The current owner also has a small desk on the landing which is used as a small study area.

The property benefits from a parking space and a central location to Orpington High Street. The property does require modernisation but would be a beautiful home or an ideal buy to let.



Directions: From Petts Wood Station Square turn left and bear right into Petts Wood Road. At the roundabout turn right into Chislehurst Road. Continue down and continue into Perry Hall Road. At the end turn right into High Street and take the second left into Church Hill.

Tenure: Leasehold

Lease term years from

Ground Rent:

Service Charge:

Council Tax Band: D



Room Dimensions:

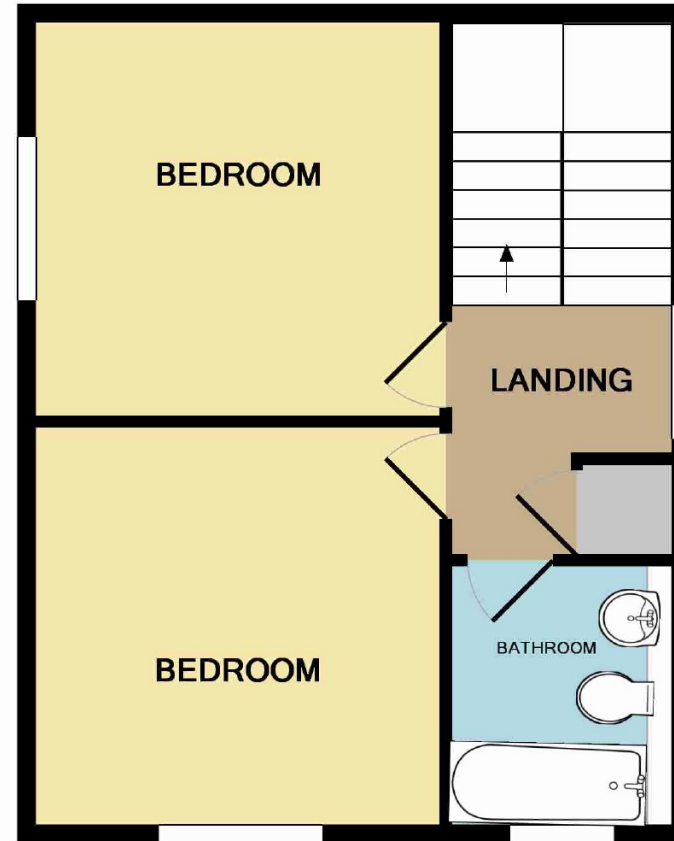
Lounge	17'3 x 10'6
Kitchen	11'5 x 10'11
Stairs to First Floor	
Bedroom One	10'9 x 11'2
Bedroom Two	10'10 x 10'10
Bathroom	7'2 x 6'2



Please contact the branch for a complete copy of the EPC document



GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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IMPORTANT NOTICE

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jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Petts Wood

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