





GUIDE PRICE £350,000 - £375,000

This deceptively spacious two bedroom terrace home is ideally located for an array of amenities in Orpington High Street as well as bus routes and Orpington Mainline station. Well regarded schools can also be found locally including Darrick Wood, St. Olave's, Crofton Primary and Perry Hall.

The accommodation comprises hallway open to the fitted kitchen diner with the lounge to rear measuring over 17ft. To the first floor are two double bedrooms, the family bathroom and separate WC.

To the front is off street parking and to the rear is the mainly laid to lawn garden.

Internal viewing is essential.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		

Please refer to

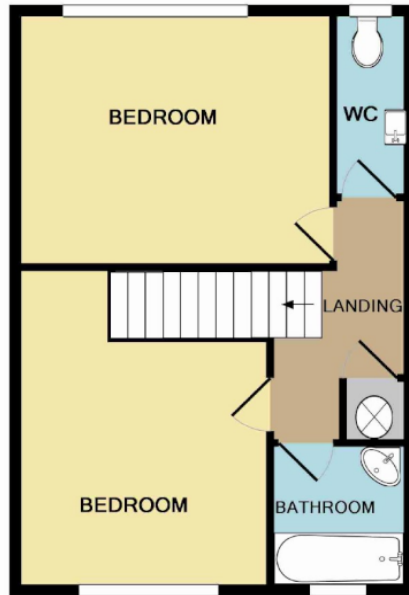
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GROUND FLOOR
APPROX. FLOOR
AREA 48.9 SQ.M.
(527 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.6 SQ.M.
(384 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.6 SQ.M. (911 SQ.FT.)

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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