







**GUIDE PRICE £450,000 - £474,000**

**CHAIN FREE**

Situated in the popular Maple development, ideally located for Orpington Hospital and Station is this three bedroom mid terrace townhouse.

Accommodation comprises to the ground floor, garage, bedroom three, utility room and shower room. To the first floor is the reception room with feature fireplace and the separate fitted kitchen. To the second floor the master bedroom boasts an en-suite shower room, there is a second double bedroom and family bathroom.

Further benefits include a garden, off street parking and neutral décor throughout. The property is within easy reach of local schools including Warren Road primary, St Olaves and Newstead Woods grammar schools. The M25 junction 4 offers a gateway to the Kent coast and countryside as well as Gatwick & Heathrow airports.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		75	76
EU Directive 2002/91/EC			

Address:  
Porthallow Close



Please refer to

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[www.jdmestateagents.com](http://www.jdmestateagents.com)

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to view our full area guides





# Porthallow Close

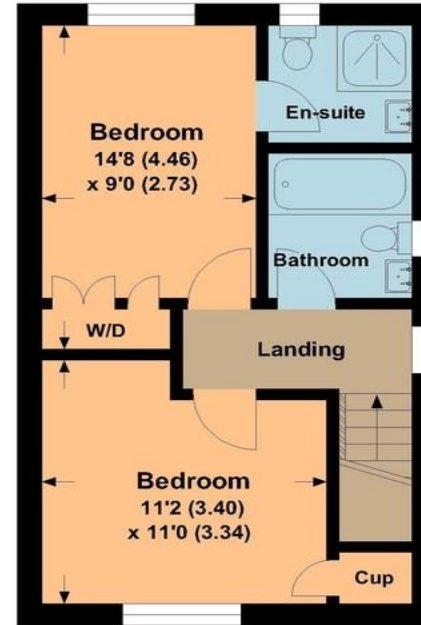
APPROX. GROSS INTERNAL FLOOR AREA 1151.28 SQFT / 106.95 SQM. Inc. Garage



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

