



1 Broke Farm Drive, Pratts Bottom, Kent, BR6 7SH

*****GUIDE PRICE £750,000-£775,000*****

Welcome to this exquisite chain free property located on Broke Farm Drive in the charming town of Orpington. This stunning semi-detached house boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five spacious bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

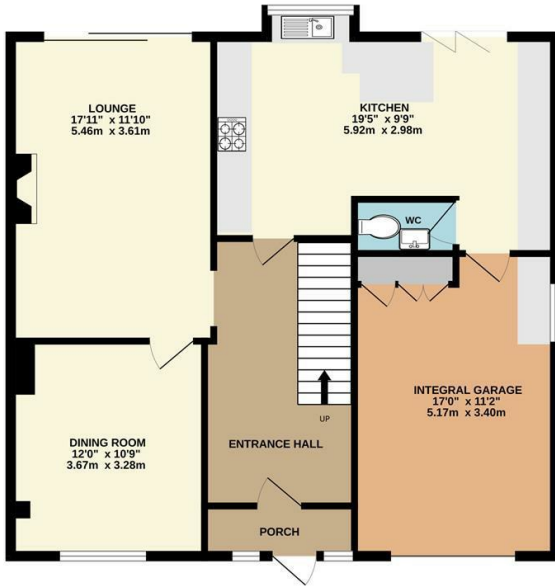
One of the standout features of this property is the parking space for up to three vehicles, ensuring that you and your guests will never have to worry about finding a place to park. Additionally, the garage provides extra storage space or can be used to keep your vehicle safe from the elements.

Step outside into the beautiful rear garden, a true oasis of tranquility where you can unwind after a long day. Whether you enjoy gardening or simply soaking up the sun, this garden is sure to be a delightful retreat for you to enjoy.

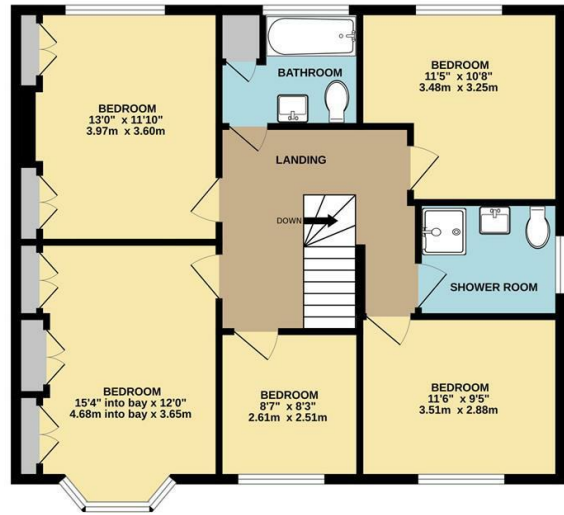
£750,000

- Chain free
- Extended five bedroom
- Spacious rear garden
- Large living area
- Off street parking
- Downstairs WC
- Close to local village
- Walking distance to local countryside
- EPC - D
- Council Tax - E

GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 1744 sq.ft. (162.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		