



# 44 Pinewood Drive

, Orpington, BR6 9NJ

£425,000



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## Description

Offered with NO ONWARD CHAIN, is this semi detached bungalow, which is situated on the edge of the highly regarded Davis estate, which provides easy access to shops at the Crescent along with public transport and popular schools. Accommodation comprises 2 double bedrooms, white bathroom suite, a fitted kitchen and a small lean to/conservatory. The property benefits from Gas central heating ( boiler we understand was replaced approximately 2 years ago). Priced to allow for updating, there is a lovely well stocked garden and a garage.

## Entrance

## Hall

Access to loft

## Bedroom

Double glazed window to front, radiator.

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## Bathroom

White suite comprising panelled bath, wash hand basin in vanity unit. low level WC, opaque window to side, tiled floor and part tiled walls, radiator.

## Lounge

Double glazed window to rear, electric fire with Yorkstone fireplace, radiator. door to conservatory

## Kitchen

Range of matching wall and base units with stainless steel sink and drainer, mixer taps and

splashbacks, cupboard housing boiler, door to rear, radiator, plumbing for washing machine, built in gas hob with extractor fan.

## Conservatory

## Rear Garden

Approximately 55ft very established with lawn area and borders

## Front Garden

Laid to lawn

## Detached Garage

via shared driveway

## Agents Note

Council Tax Band: "D"

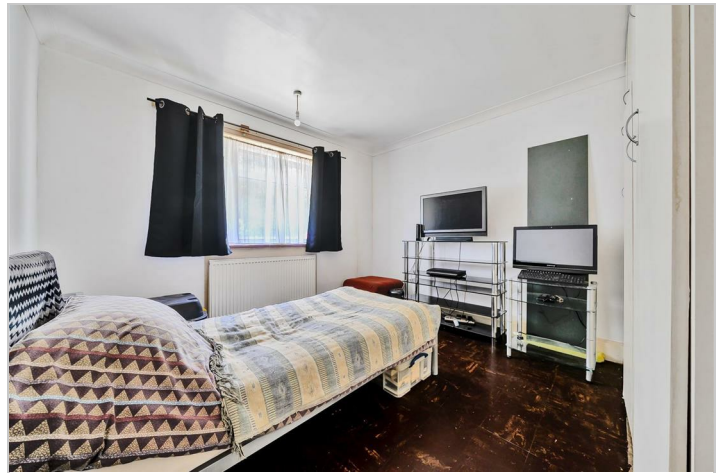
EPC Rating: "C"

Total Square Meters: Approx. 60

Total Square Feet: Approx. 651

Room Dimensions: Per floorplan

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens



## Road Map



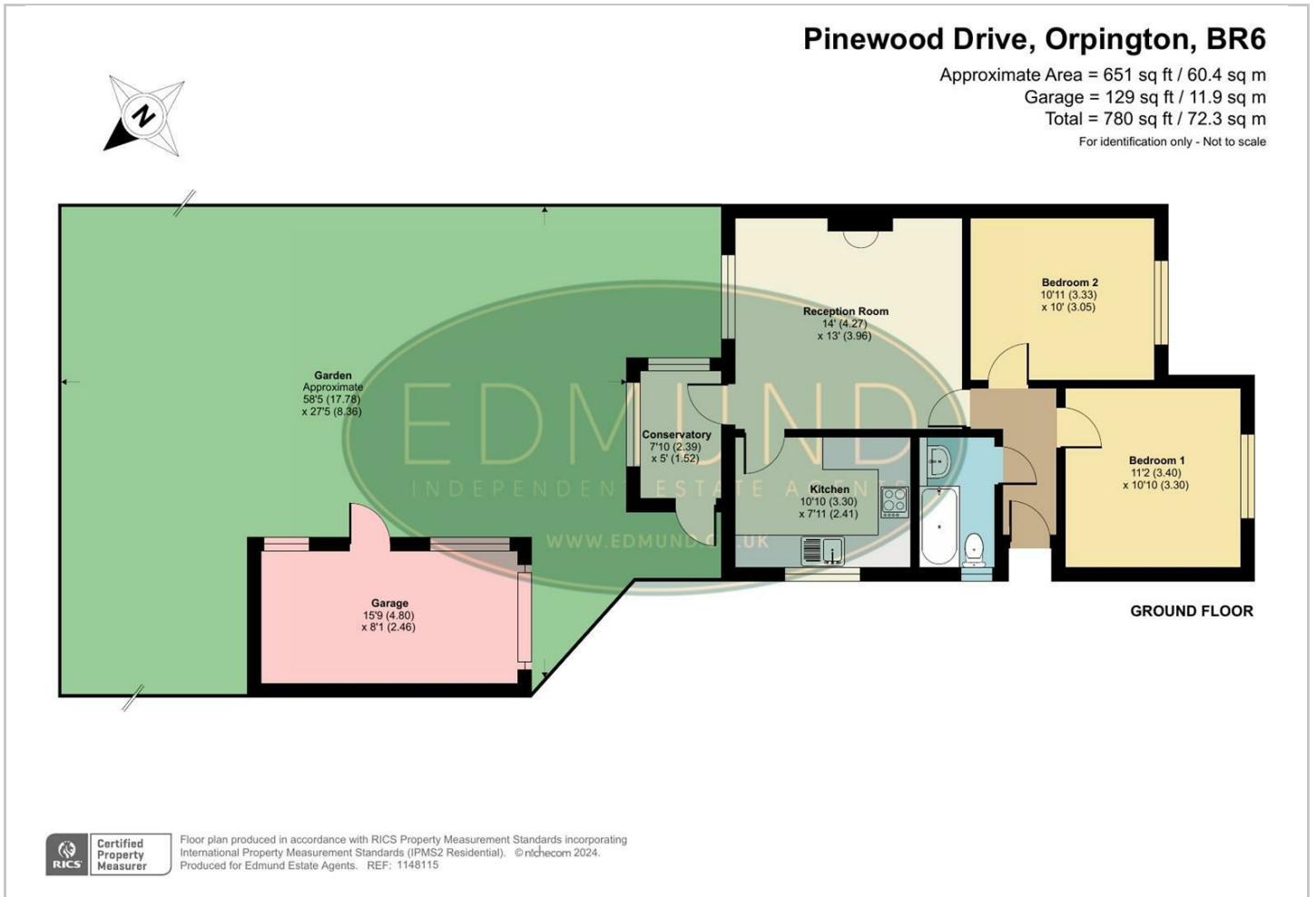
## Hybrid Map



## Terrain Map



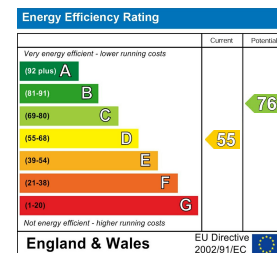
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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