



Yarralumla Tower Road, Orpington, Kent, BR6 0SQ

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- Recently refurbished and decorated
- No chain
- 4 good sized bedrooms
- 3 reception rooms
- 2 bathrooms (1 en-suite) and cloakroom
- New Kitchen
- Convenient location near schools and public transport
- West Facing garden with large detached garage
- Carriage drive
- Double glazed



This CHAIN FREE Detached family home couldn't really be any more central for amenities that include highly regarded Schools such as Warren Road, St Olaves, Newstead Woods, and is within walking distance of Orpington mainline station and High Street. The accommodation is of a good size boasting four bedrooms (master with ensuite) and a family bathroom on the first floor, whilst downstairs are three good sized reception rooms, cloakroom and a brand new kitchen, which is just one of the many improvements carried out recently, which also includes new carpets and redecoration/internal doors etc. Benefits include gas central heating and double glazing. Outside there is secluded west facing garden to rear along with large detached garage and a carriage driveway to front.



Viewing

Strictly by appointment with Edmunds Orpington 01689 821904. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



Ground Floor

Approx. 69.8 sq. metres (751.3 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.0 sq. feet)



Total area: approx. 139.7 sq. metres (1503.3 sq. feet)

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

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

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