



31 Gleeson Drive, Orpington, Kent, BR6 9LJ

*****Guide Price £800,000-£825,000*****

Welcome to this stunning detached house located on Gleeson Drive in the charming town of Orpington. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, there is ample space for the whole family to enjoy.

Ideally located for ease of access to local schools, shops, restaurants and pubs. The detached nature of this house ensures privacy and tranquillity, allowing you to escape the hustle and bustle of everyday life.

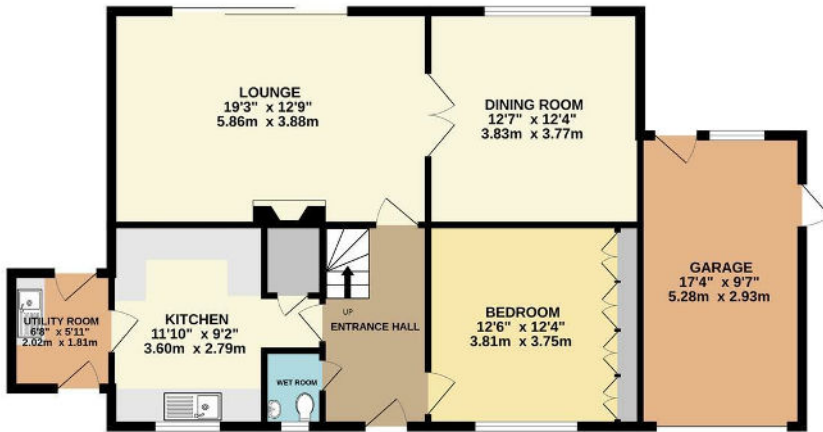
Situated in a desirable location, this property offers the perfect blend of comfort and elegance. With a generous amount of square footage, the possibilities for creating your dream home are endless.

Don't miss out on the opportunity to make this house your own and experience the best of Orpington living. Contact us today to arrange a viewing and take the first step towards owning your dream home on Gleeson Drive.

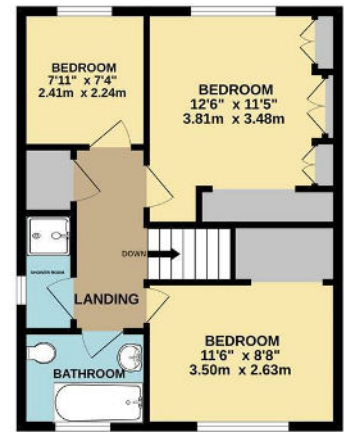
- Large detached property
- Pretty low maintenance garden
- Ideal for families
- Downstairs WC
- Potential to extend STPP
- Off street parking
- Walking distance to local schools
- Walking distance to local amenities
- EPC- D
- Council tax- F

£800,000

GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	