



2, Charmwood Farm Cottages Charmwood Lane, Orpington,  
BR6 7SA

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7SA

- No Onward Chain
- 3 Bedroom Period Cottage
- 2 Reception Rooms
- Ground Floor Cloak Room
- Loft Room
- Council Tax Band D

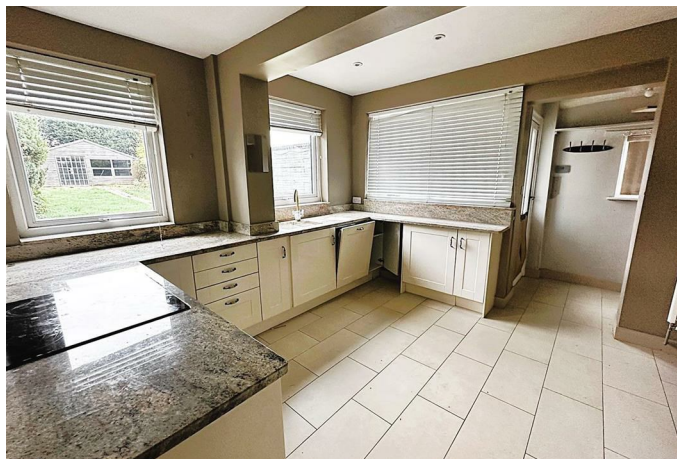


**\*\*No Onward Chain\*\*** Set in this rural location and with picturesque view over rolling Kent countryside is this 4 bedroom period cottage. The property is offered to the market on a chain free basis and although in need of modernization this property offers wonderful potential to create an outstanding family home. The property features 2 reception rooms, a good size kitchen and ground floor cloakroom. On the first floor there are three bedrooms, a large family shower room and stairs which leads to a loft room. The garden is a very good size and L shapes to widen.



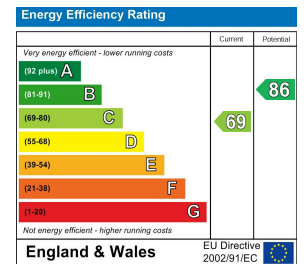
## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. 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.



**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.



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