



## 14 Monks Way, Orpington, Kent, BR5 1HN

\*\*\*\*\*GUIDE PRICE £850,000-£900,000\*\*\*\*\*

Welcome to this charming property located on Monks Way in the sought-after area of Orpington. This delightful house boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms and 2 bathrooms, there is plenty of room for the whole family to enjoy.

Situated in an excellent school catchment area, this property offers a fantastic opportunity for families with children. The nearby schools provide a high standard of education, ensuring a bright future for your little ones.

Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.

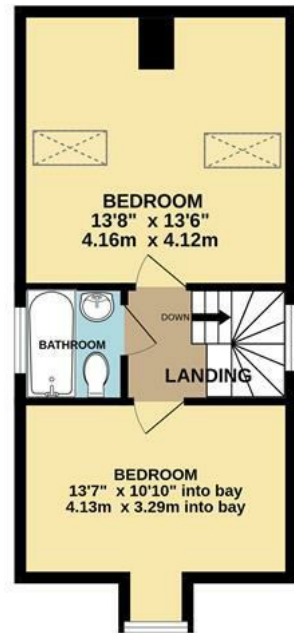
**£850,000**

- Cul-de-sac location
- Detached chalet bungalow
- Downstairs shower room and WC
- Garage
- Extended
- Outstanding school catchment area
- 1 mile to Orpington Station
- Walking distance to local amenities
- EPC- D
- Council tax- F

GROUND FLOOR  
1307 sq.ft. (121.4 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1693 sq.ft. (157.3 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			77
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		