



65 Bassetts Way, Orpington, BR6 7AG  
£635,000



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7AG

- Well Maintained and Presented  
3/4 Bedroom Family Home
- Situated in the Darrick Wood  
Catchment Area
- Side Extension with Bedroom  
and Shower Room
- Off-Street Parking
- Council Tax Band E



An extremely well maintained & presented 3/4 bedroom family home, which is ideally located for all local facilities. Situated within the ever popular Darrick Wood catchment area, the property boasts a side extension with bedroom & shower room, making it ideal for multi generational living. Also boasting a lovely, secluded garden, with side access. If you're looking for space at an affordable price, look no further & phone to book a viewing today.



## 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.

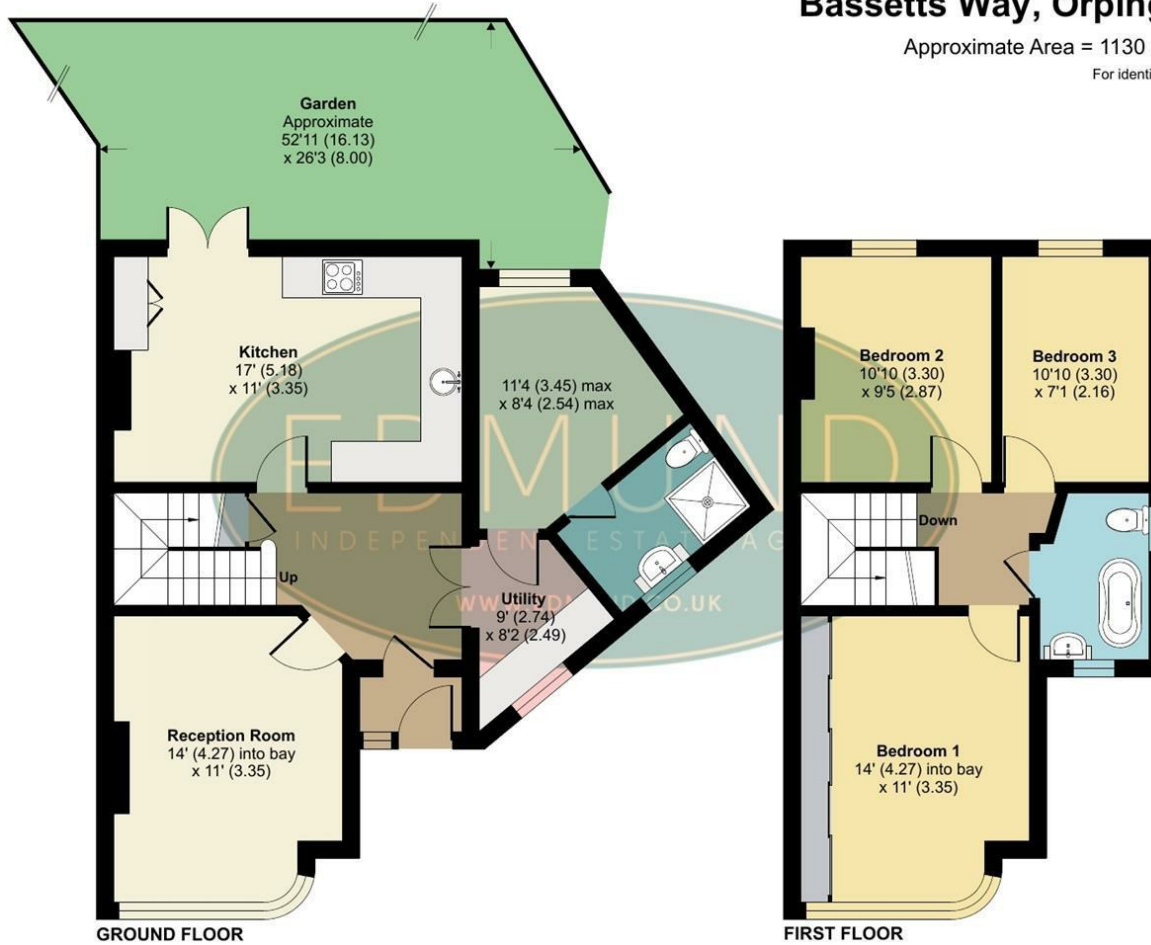




# Bassetts Way, Orpington, BR6

Approximate Area = 1130 sq ft / 104.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Edmund Estate Agents. REF: 1219647

### 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		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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