



## 25 Kent Close, Orpington, BR6 7HD

Nestled in the charming Beechwood Estate, Farnborough Village, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The inviting layout of the home provides a warm and welcoming atmosphere, making it an excellent choice for both relaxation and entertaining. The semi-detached design ensures a sense of privacy while still being part of a friendly neighbourhood.

Farnborough is known for its excellent local amenities, including shops, schools, and parks, all within easy reach. The area boasts good transport links, making commuting to London and surrounding areas straightforward.

This property presents a wonderful opportunity to create a home that suits your lifestyle. Whether you are looking to settle down or invest, this semi-detached house in Kent Close is a fantastic option that should not be missed.

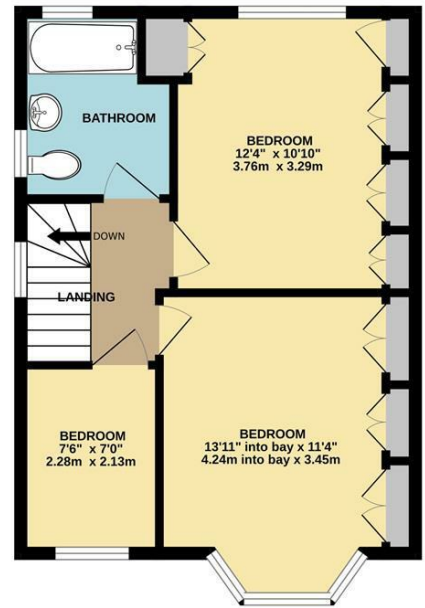
**£550,000**

- Chain free
- Some updating needed
- Cul-de-sac location
- Off street parking
- Garage
- Potential to extend (STPP)
- Walking distance to local shops
- Walking distance to local schools
- EPC- D
- Council tax- D

GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		