



## 32 Ashbourne Rise, Orpington, Kent, BR6 9PZ

Welcome to this charming semi-detached house located on Ashbourne Rise in the desirable area of Orpington. This delightful property, offers a perfect blend of character and modern living, making it an ideal family home.

With three well-proportioned bedrooms, this residence provides ample space for a growing family or those looking to accommodate guests. The layout is thoughtfully designed, ensuring a comfortable flow throughout the home. The single bathroom is conveniently situated, catering to the needs of the household.

One of the standout features of this property is the stunning rear garden, which offers a serene outdoor space perfect for relaxation, gardening, or entertaining. The garden is a true oasis, providing a wonderful backdrop for family gatherings or quiet evenings spent enjoying the fresh air.

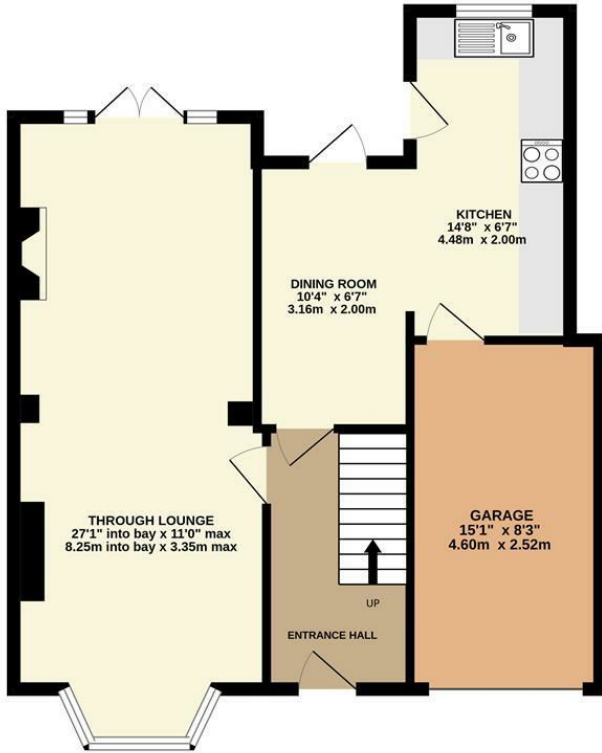
The property has been extended, enhancing its living space and providing additional versatility for your lifestyle needs.

Situated near local schools, this home is ideally located for families with children, ensuring that education is just a short distance away. The surrounding area boasts a friendly community atmosphere, with convenient access to local

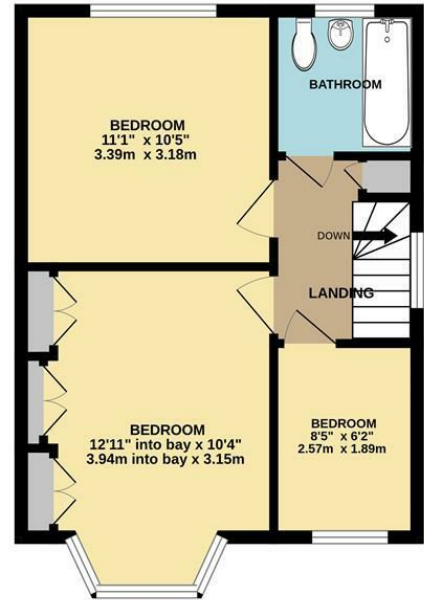
- Three bedroom Semi detached
- Extended to the rear
- South facing rear garden
- Garage
- Off street parking
- Orpington Station near by
- Local amenities all close
- Outstanding School catchment
- EPC- D
- Tax band -E

**£630,000**

GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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>		65	
(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		