

#### 9a Pleasance Road

Orpington, BR5 3AR

Just completed, stunning new build semi-detached bungalow, which has been constructed to the highest standard, offering the very best specification. The property is located within a short drive of Orpington High Street, The Nugent Retail Park and a host of amenities locally. This beautifully designed property offers 3 double bedrooms, a large open plan integrated kitchen, a bright spacious lounge, family bathroom and master ensuite. Further advantages include multiple off road parking to the front, a private and secluded South facing garden and side access.

# Halllway

9'0 x 10'9 (2.74m x 3.28m)

**Open Plan Lounge** 15'0 x 911 (4.57m x 277.67m)

**Kitchen / Breakfast Room** 17'9 x 13'4 (5.41m x 4.06m)

**Bedroom Two** 14'7 x 8'11 (4.45m x 2.72m)

**Bedroom Three** 12'6 x 9'10 (3.81m x 3.00m)

**Master Bedroom** 

14'5 into reduced height x 21'0 reducing to 11'0 (4.39m into reduced height x 6.40m reducing to 3.35)

















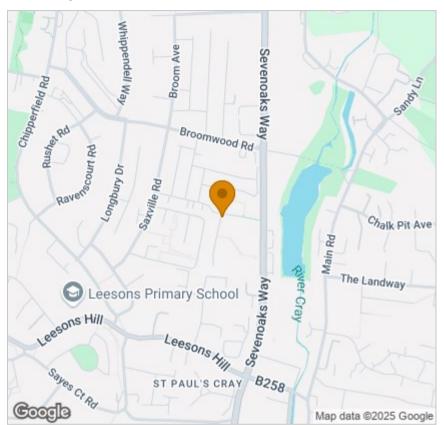


Floor Plan				

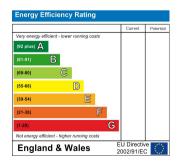
# Viewing

Please contact our Petts Wood Office on 01689 819991 if you wish to arrange a viewing appointment for this property or require further information.

# **Area Map**



# **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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