



37 Pinewood Drive, Orpington, Kent, BR6 9NJ

*****GUIDE PRICE £525,000-£550,000*****

Nestled in the ever popular Davis Estate, Orpington, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

Orpington is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike. The area is well-connected, providing easy access to public transport links, which can whisk you away to central London and beyond.

This property offers a wonderful opportunity to create a home tailored to your personal style and needs. With its prime location and charming features, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely house and envision the possibilities it holds for you and your family.

£525,000

- Bungalow
- Davis Estate
- Off street parking
- Garage
- Within outstanding school catchment
- Walking distance to local shops and pubs
- Easy access to M25
- Walking distance to High Elms
- EPC- D
- Council Tax- D

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 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			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	