



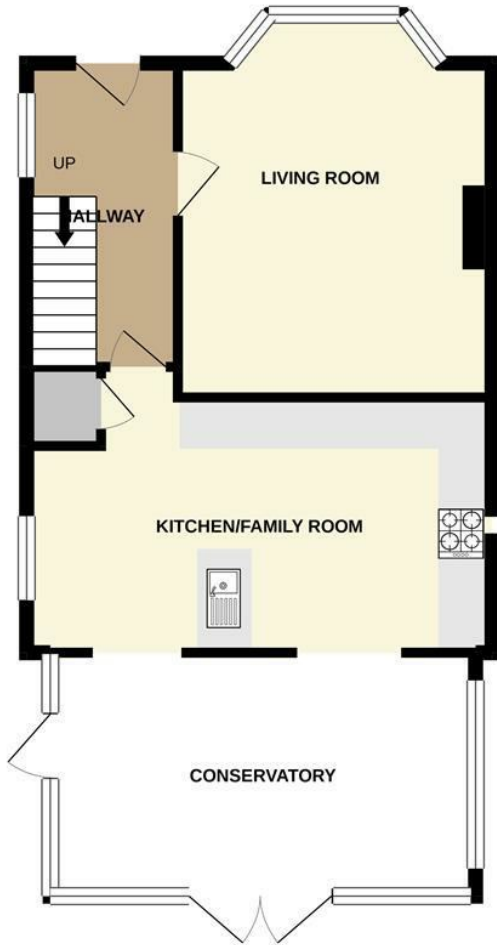
**14 Woodley Road, Orpington, Kent, BR6 9BN**

An idyllic setting within this quiet backwater for this beautifully presented family home. Featuring a contemporary style kitchen/family room with open-plan conservatory overlooking the lovely. Secluded park-like rear garden with 23'6 workshop/home office.

- Beautifully presented family home
- Sitting room with contemporary gas fire
- Superb kitchen/family Room
- Open-plan conservatory & sitting area
- Three good sized bedrooms
- Spacious family shower room
- Attractive flooring & contemporary style internal doors
- Quiet location in select cul-de-sac
- 23' Workshop/home office
- Very attractive/secluded rear garden

**£585,000**

GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



EDMUND ESTATE AGENTS TEL 01689 821904

TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	