



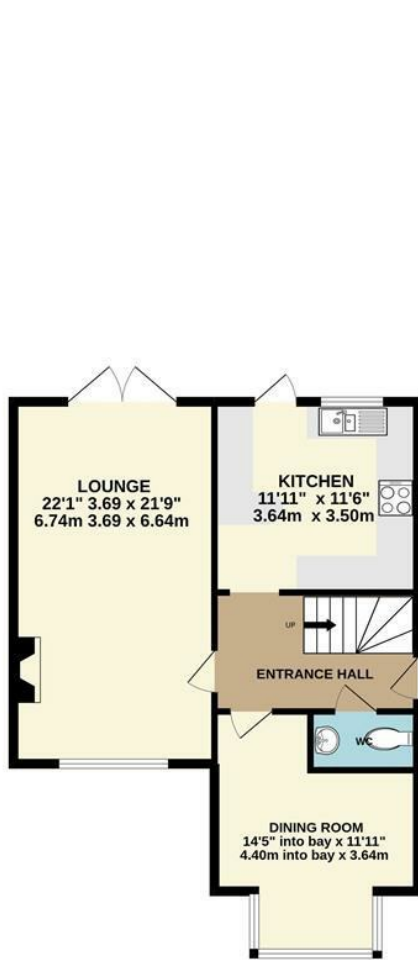
27 Park Avenue, Orpington, Kent, BR6 9EQ

Attractive 3 bedroom family home in undoubtedly one of the most sought-after tree-lined avenues in town. Near the mainline station & favoured schools including St Olaves Grammar School For Boys.

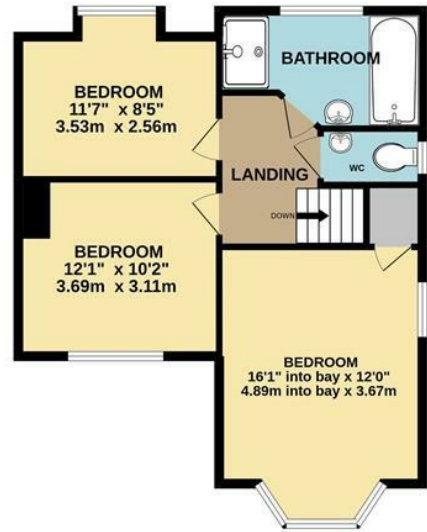
- Attractive semi-detached house
- Highly desirable tree-lined avenue
- Walking distance of the station & High Street
- Close to St Olaves Grammar School
- Three good sized bedrooms
- Lounge & separate dining room
- Modern kitchen with appliances
- Bathroom, separate WC, & cloakroom
- Attractive rear garden
- Garage & own driveway

£795,000

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.1 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) A			
(81-91) B			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		