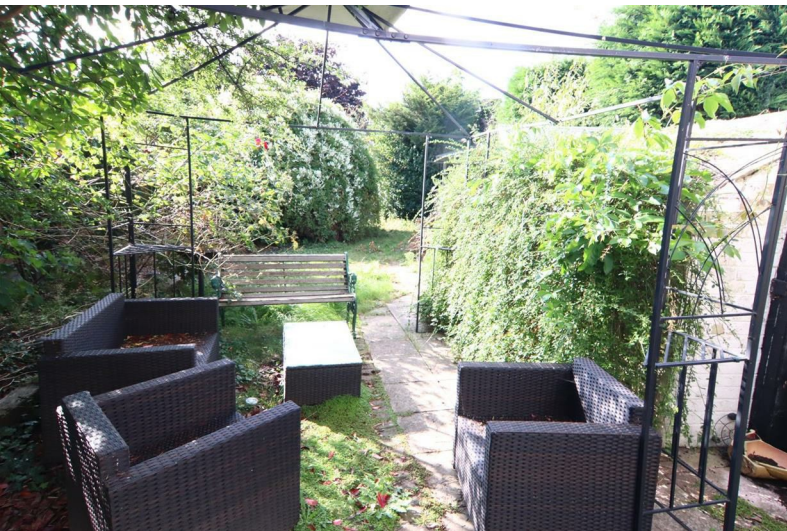




Derry Downs, Orpington, , BR5 4DT

£575,000 Freehold



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Description

A spacious Victorian Detached house situated in an established residential road close to local amenities including local schools, shops and public transport. Internally the accommodation comprises 4 bedrooms and a family bathroom on the first floor, whilst downstairs are interconnecting reception room, fitted kitchen, with appliances and a cloakroom/utility room. Benefits include double glazing and gas central heating. Outside is a good sized rear garden and unusual for this age of property is a 27ft garage. Internal viewing strongly recommended

Entrance Hall

Lounge

12'2" x 12'0" (3.72 x 3.67)

Dining Room

12'0" x 9'11" (3.68 x 3.03)

Kitchen

15'6" x 9'9" (4.74 x 2.99)

Cloakroom/Utility Room

First floor

Bedroom One

12'1" x 9'10" (3.7 x 3)

Bedroom Two

12'0" x 9'10" (3.68 x 3.00)

Bedroom Three

9'9" x 7'6" (2.99 x 2.29)

Bedroom Four

8'6" x 6'0" (2.60 x 1.84)

Bathroom

Rear Garden

Garage

27'8" x 9'11" (8.44 x 3.03)

Agents Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "E"

EPC Rating: "E"

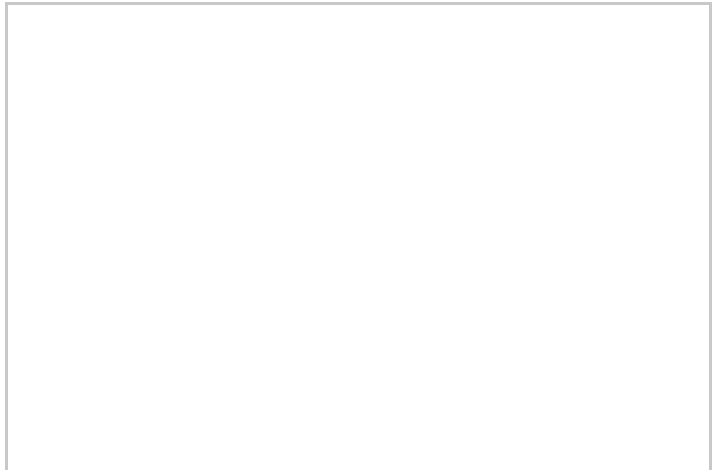
Total Square Meters: Approximately 125.5

Total Square Feet: Approximately 1350

Measurements: As per floorplan

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk



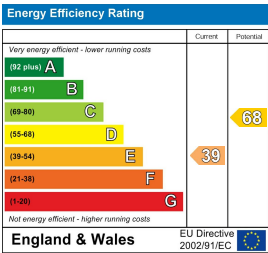
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.