



191 Poverest Road, Orpington, BR5 1RD  
Guide Price - £635,000 - £675,000



## 191 Poverest Road, Orpington, BR5 1RD

- EXTENDED Chalet Family Home Offering 4/5 Bedrooms
- Lovely Garden & Large Driveway
- Modern Kitchen With Dedicated Utility Room
- Excellent Location Between Petts Wood & Orpington
- Excellent Price For This Size Of Home
- Council Tax Band E



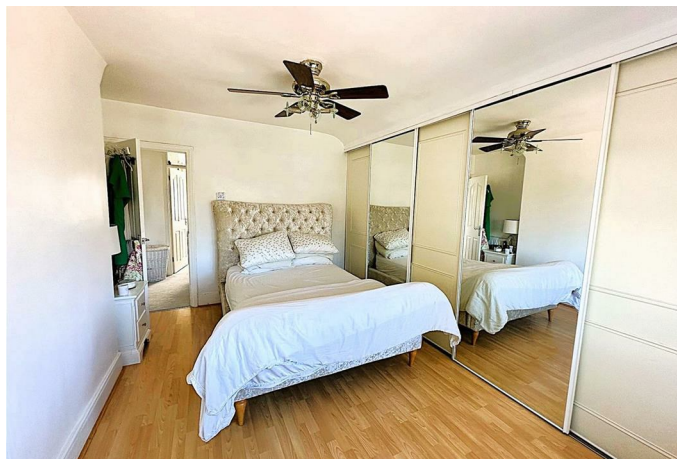


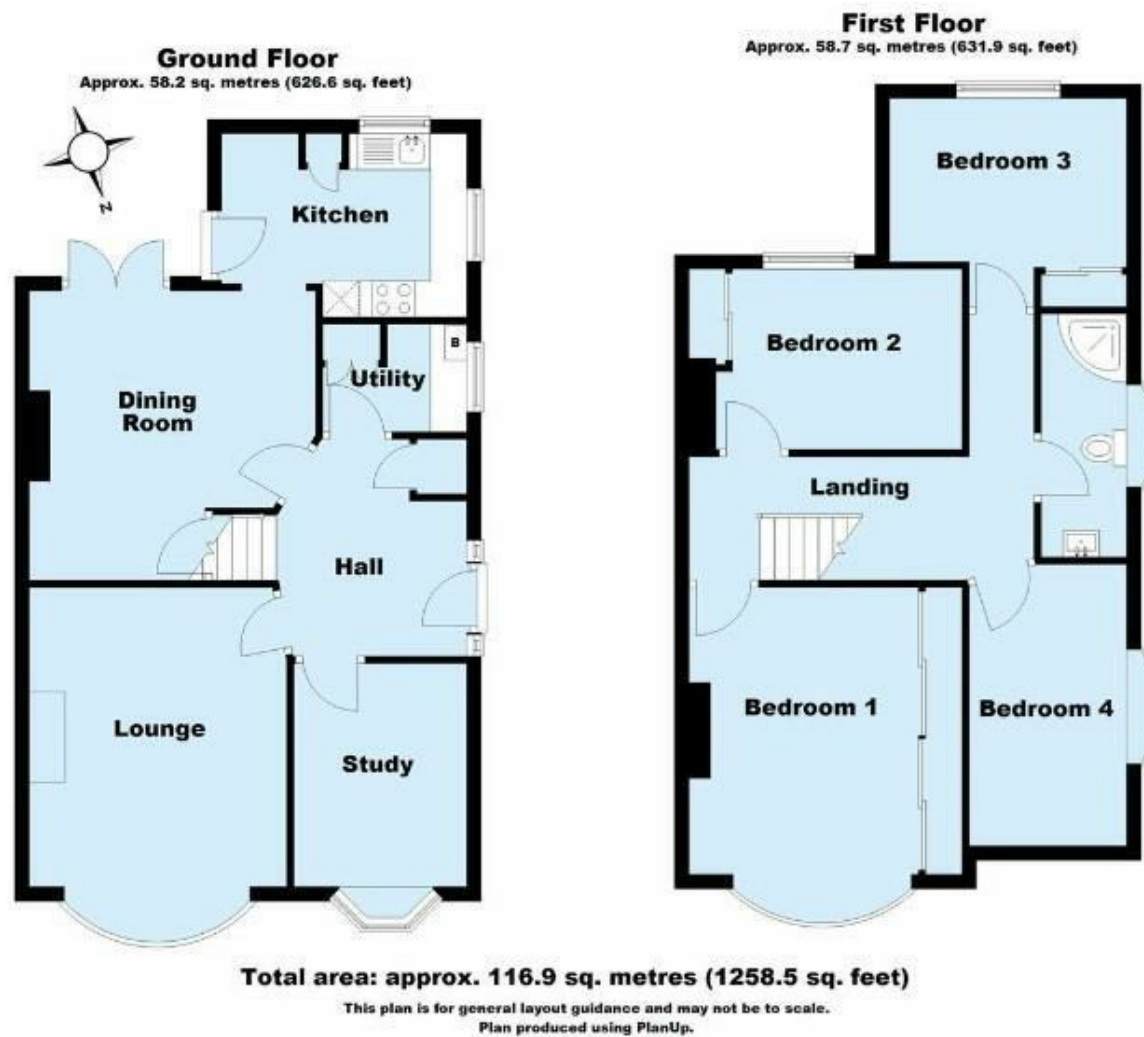
**\*\*GUIDE PRICE £650,000 - £675,000\*\***

A viewing is highly advised for this well presented, extended, chalet home. The property is located between Petts Wood & Orpington, both offering essential amenities & both with mainline station access. The property offers 4 good size bedrooms, two reception rooms, a modern kitchen & utility room plus a study or 5th bedroom. There is a shower room on the first floor & a W.C. on the ground floor. The garden is a good size with a well appointed patio, plus there is side access & a large driveway to the front. This property is well priced for the location & accommodation on offer, with this in mind book your viewing today.

## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.





#### IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**01689 819991**

[www.edmund.co.uk](http://www.edmund.co.uk)

