



1 Southcroft Road, Orpington, Kent, BR6 9QG
Guide Price £750,000 to £775,000

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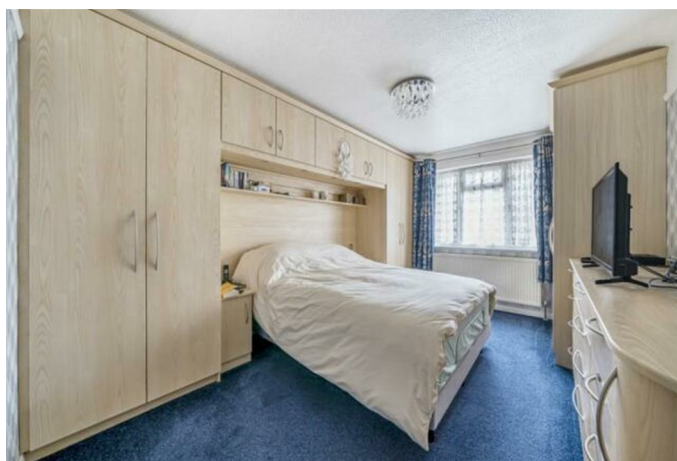
- Excellent location
- Corner plot
- Double garage
- Lovely fitted kitchen/dining room
- 2 bathrooms inc g/f shower room
- 4 bedrooms
- 2 reception rooms
- Tastefully decorated
- Double glazed
- Close to schools and station



Guide price £750,000 to £775,000 An extended 4 bedroom semi detached house situated on a good sized corner plot within the highly regarded Orpington South. Offering spacious accommodation, there are 4 bedrooms, family bathroom and an additional WC upstairs whilst on the ground floor is a lovely open plan kitchen/dining room, 2 reception rooms and a shower room. Benefits include gas central heating, double glazing and fitted carpets. The property sits on a large corner plot, which offers further potential two extend STPP and has attractive gardens to both front and rear. There is also a double garage. Conveniently situated for schools that include, Newstead Grammar, Tubbenden Primary and Darrick Wood, the property is also within walking distance of Orpington Station. Internal viewing strongly recommended.

Viewing

Strictly by appointment with Edmunds Orpington 01689 821904. 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.



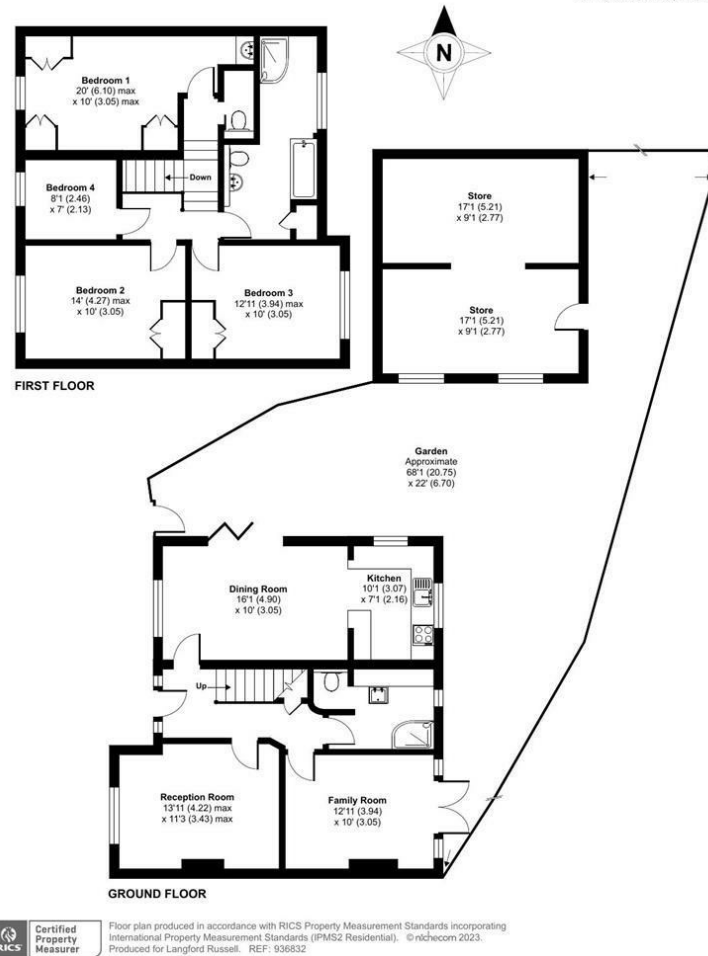
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Approximate Area = 1452 sq ft / 134.8 sq m

Outbuilding = 323 sq ft / 30 sq m

Total = 1775 sq ft / 164.8 sq m

For identification only - Not to scale



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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01689 821904

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