



25 Robinhood Green, Orpington, Kent, BR5 2AT  
£295,000



25 Robinhood Green, Orpington,  
Kent, BR5 2AT

- Ground Floor Maisonette
- Superbly Maintained
- Two Double Bedrooms
- Direct Access to Private Garden
- Close to all Amenities
- Council Tax Band C
- No Onward Chain



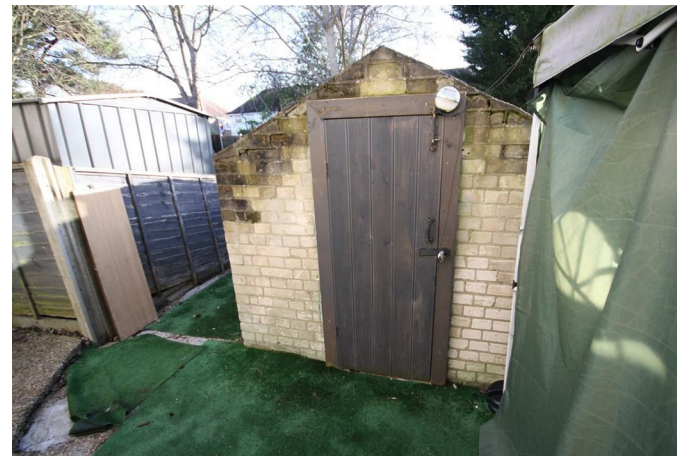


A superbly maintained & presented two bedroomed ground floor maisonette, with direct access onto it's own private garden & which is being sold with no onward chain. The property boasts 114 year lease & enjoys open views across the green to the front. Robin Hood Green is ideally located for all local amenities & there are a number of local buses serving Orpington, Petts Wood & further afield-Phone today to arrange a viewing.



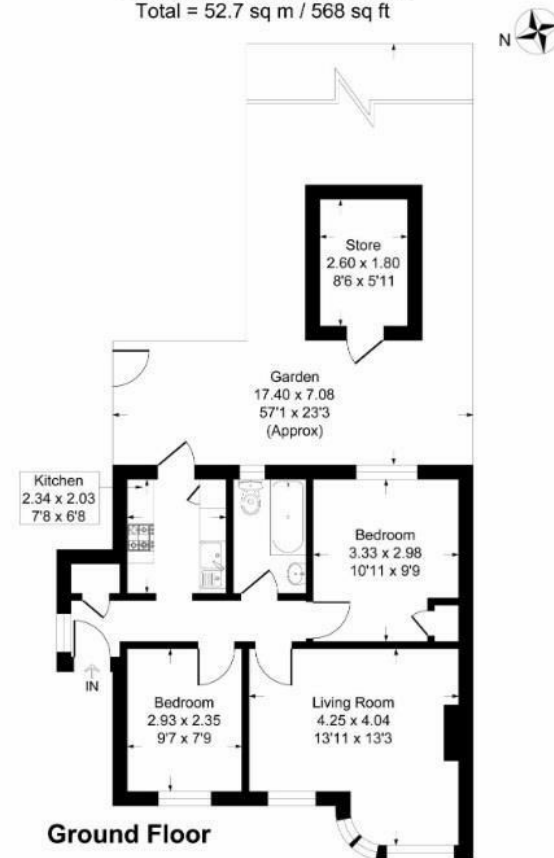
## Viewing

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.



## Robinhood Green, BR5

Approximate Gross Internal Area 48.1 sq m / 518 sq ft  
 Outbuilding = 4.6 sq m / 50 sq ft  
 Total = 52.7 sq m / 568 sq ft



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix

### 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>		
(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>	66	73
	EU Directive 2002/91/EC	

**01689 819991**

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