



## 5A Stanley Way, Orpington, Kent, BR5 2HE

\*\*\*\*\*GUIDE PRICE £260,000-£275,000\*\*\*\*\*

Nestled in the charming area of Orpington, this delightful first-floor flat on Stanley Way offers a perfect blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively. The flat also boasts a well-appointed bathroom, catering to all your daily needs.

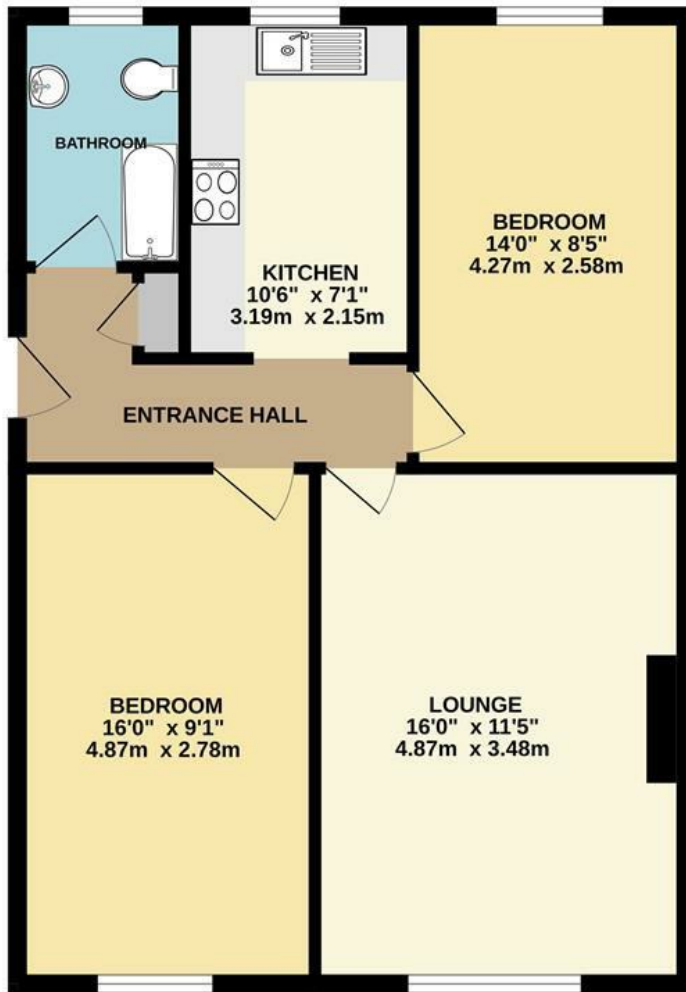
Constructed in 1962, this property combines classic charm with modern living. Its location in Orpington offers easy access to local amenities, including shops, parks, and excellent transport links, making it a convenient base for commuting or exploring the surrounding areas.

Whether you are looking to invest in your first home or seeking a rental opportunity, this flat presents a wonderful chance to enjoy a comfortable lifestyle in a desirable location. With its appealing features and prime position, this property is not to be missed.

- CHAIN FREE
- Garage en-bloc
- Communal garden
- Tastefully refurbished
- Close to amenities
- Walking distance to transport links

**£260,000**

FIRST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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	