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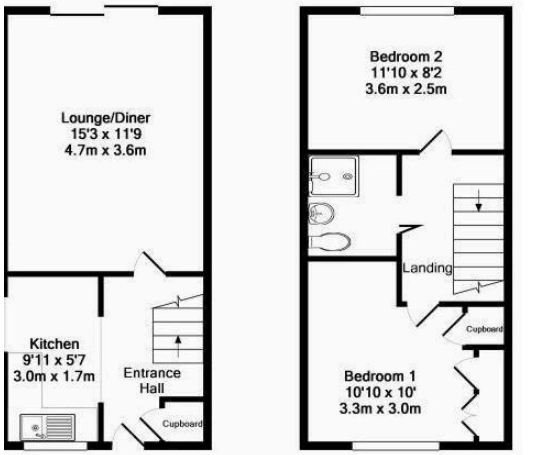
38 York Rise

, Orpington, BR6 8PR

£400,000

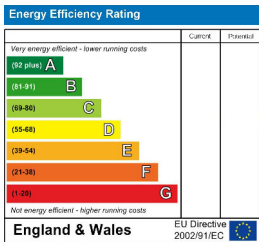
2 1 1

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Orpington Office
on 01689 821904 if you wish to arrange a viewing appointment for this property or require further information.

- 2 bedroom EOT
- Well appointed lounge
- Bathroom
- Gas central heating
- Lovely garden
- Fitted kitchen
- Double glazing with shutters
- Fitted carptes
- Detached garage with drive
- Cul de sac near station

No chain. Modern 2 bedroom EOT house located close to Station in a cul de sac, with the added benefit with a garage. Accommodation comprises 2 double bedrooms, both with fitted wardrobes and a family bathroom on the first floor, whilst downstairs is an entrance hall, fitted kitchen and a lovely lounge which overlooks the pretty garden. Benefits include gas central heating (we believe the boiler is a couple of years old) double glazing with shutters, and fitted carpets. Tastefully decorated the property is situated in this cul de sac within easy walking distance of Orpington Station. Internal viewing strongly recommended..
The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-
Council Tax Band: "D"
EPC Rating: "tbc"
Total Square Meters: tbc approx.
Total Square Feet: tbc approx.
Room Dimensions: As per floorplan
This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

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

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