



6 Hillview Crescent, Orpington, Kent, BR6 0SL  
£925,000



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Kent, BR6 0SL

- 3 Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Bathroom + Separate WC
- Double Glazing & Gas C/H
- Approx 160' gdn
- Close to Stn & High St

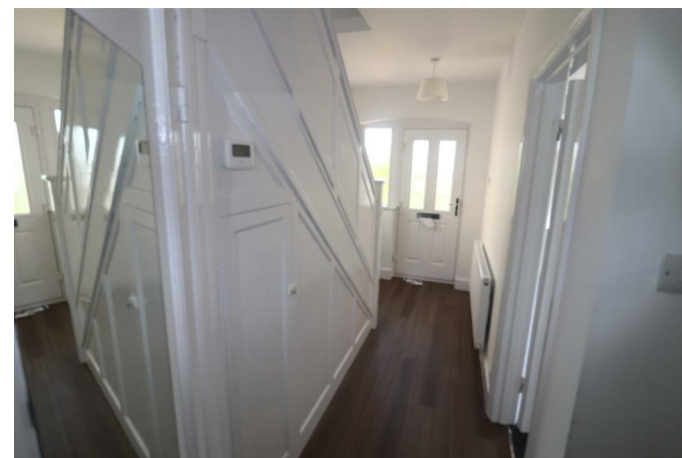


Coming soon. A fine example of a character style 3 bed detached house enjoying an elevated position and situated at the end of a cul-de-sac. Orpington Station, and High Street are but a short walk away. This is an ideal family home with well planned accommodation which has been recently refurbished and decorated. Outside there is a rear garden measuring about 160 x 60 which enjoys a high degree of natural seclusion and enjoys a westerly aspect. There is also a garage with private drive and some lovely to front from upstairs This property is offered with the advantage of no onward chain. Internal viewing strongly recommended.



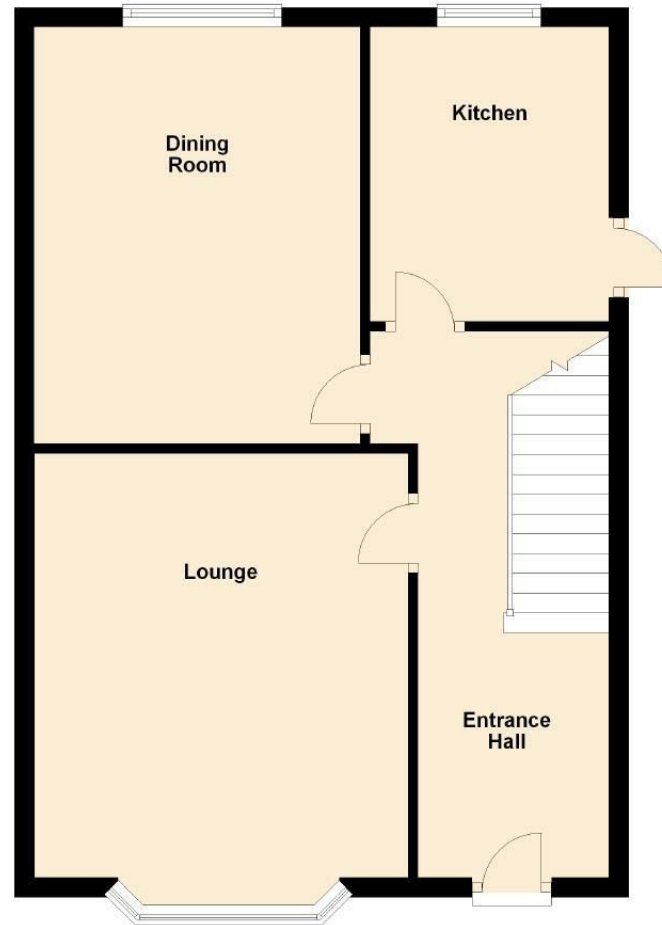
## Viewing

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.



## Ground Floor

Approx. 49.0 sq. metres (527.2 sq. feet)



### 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>	EU Directive 2002/91/EC	

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