



33 Cheltenham Road, Orpington, Kent, BR6 9HL  
£700,000



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Kent, BR6 9HL

- Character 3 bed detached house.
- Close to local schools
- Potential to extend
- Tree lined road
- Updating required
- Gas central heating
- Some double glazing
- Large garden
- Two driveways
- Attached garage





Guide Price £700,000 to £725,000 NO CHAIN. In a HIGHLY SOUGHT-AFTER ROAD close to St Olaves and Warren Road schools, plus the mainline station and High Street. Lovely rear garden with approx. southerly aspect. GREAT POTENTIAL TO EXTEND/IMPROVE (STPP).

This traditional style 1930's built bay fronted detached home is situated in a residential tree lined road close to local schools including Warren Road and St Olaves Grammar School For Boys. Internally the accommodation is of a good size and comprises 3 first floor bedrooms and a family bathroom, whilst downstairs are two reception rooms and an L shaped kitchen dining room. Priced to allow for updating the property has the benefit of gas central heating and some double glazing. Outside there is a large private garden and a garage with private drive. With potential to extend STPP the property is also offered with the added advantage of NO CHAIN.

#### Agents Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "F"

EPC Rating: "F"

Total Square Meters: Approximately 124

Total Square Feet: Approximately 1137

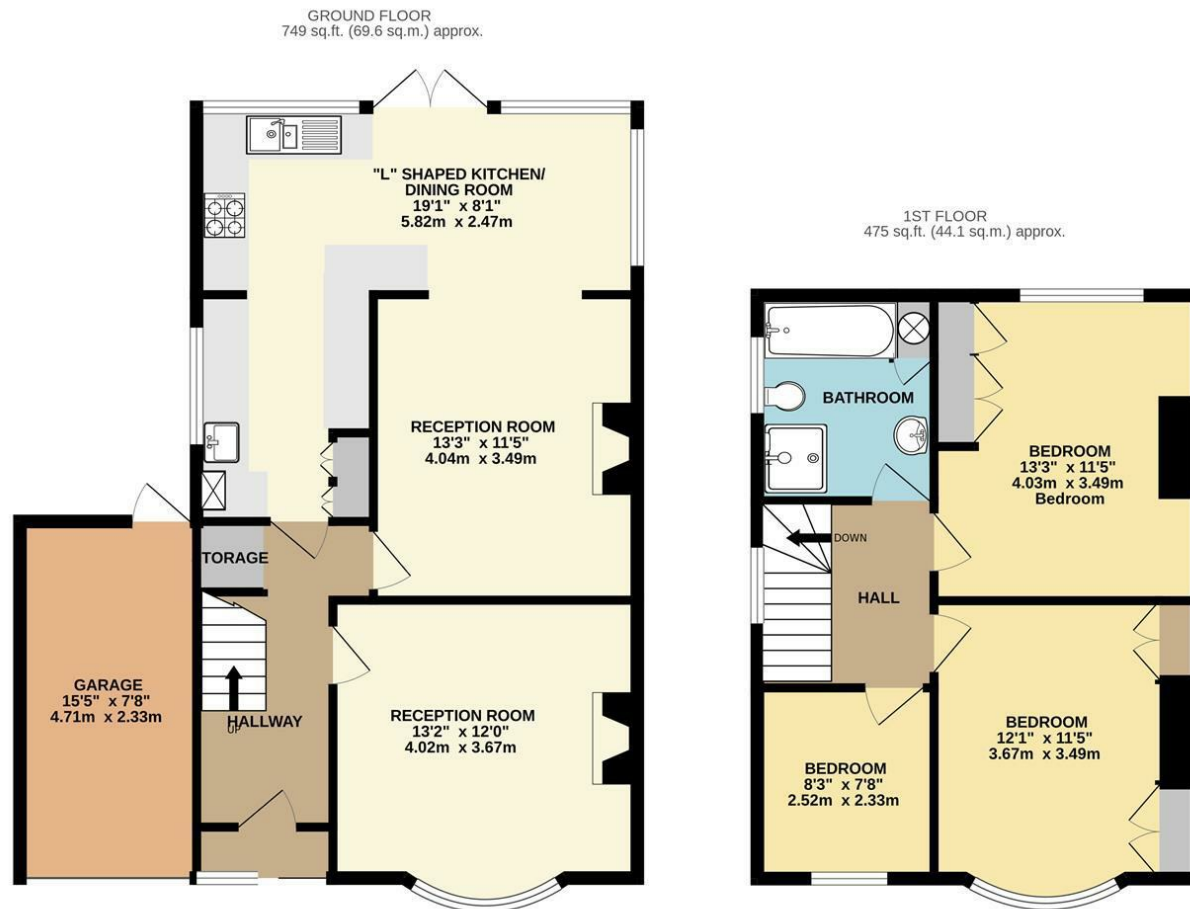
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

## 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.





TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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#### 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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