



101 Oakdene Road, Orpington, Kent, BR5 2AL  
£350,000



101 Oakdene Road, Orpington,  
Kent, BR5 2AL

- Ground Floor Maisonnette
- Conservatory
- 2 Double Bedrooms
- Out building
- Council Tax Band C





Nestled in the charming area of Oakdene Road, Orpington, this ground floor maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community. Boasting two car parking spaces, two separate reception rooms & a lovely, private & secluded South facing garden.

The maisonette boasts a welcoming atmosphere, enhanced by its thoughtful layout that maximises space and natural light. The living area is both inviting and functional, providing an excellent setting for relaxation or entertaining guests. The kitchen is equipped with essential amenities, making it a practical space for culinary endeavours.

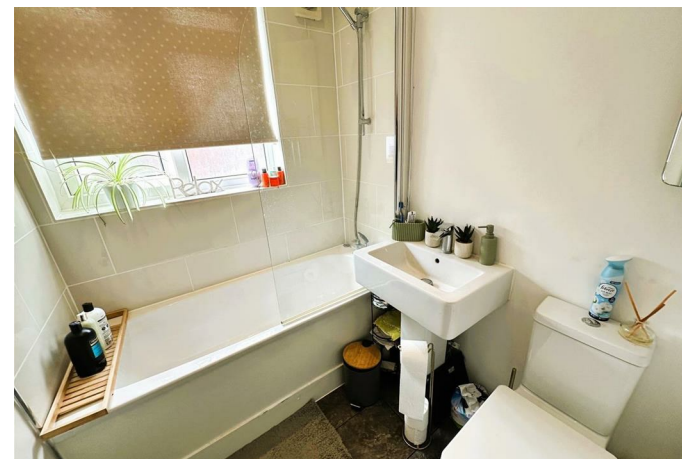
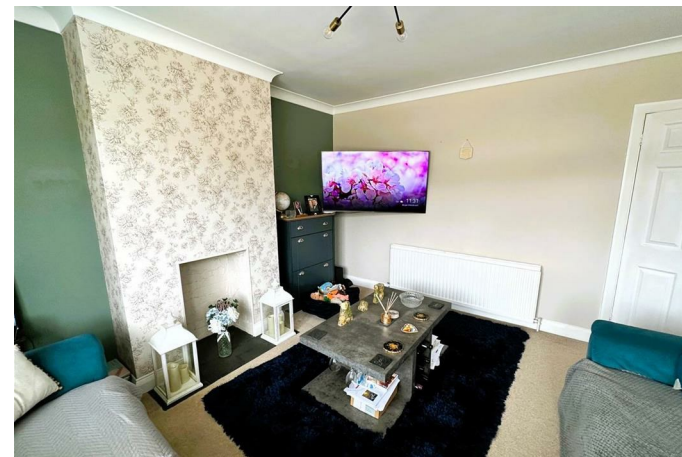
Situated in a desirable location, residents will benefit from easy access to local shops, schools, and parks, ensuring that all daily needs are within reach. The surrounding area is known for its friendly neighbourhood vibe, making it an excellent choice for those looking to settle in a community-oriented environment.

Transport links are also readily available, providing convenient connections to nearby towns and the bustling city of London. This makes the property not only a comfortable home but also a strategic choice for commuters.

In summary, this lower maisonette on Oakdene Road presents an excellent opportunity for those seeking a charming and practical living space in Orpington. With its two bedrooms and prime location, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your new home.

**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.

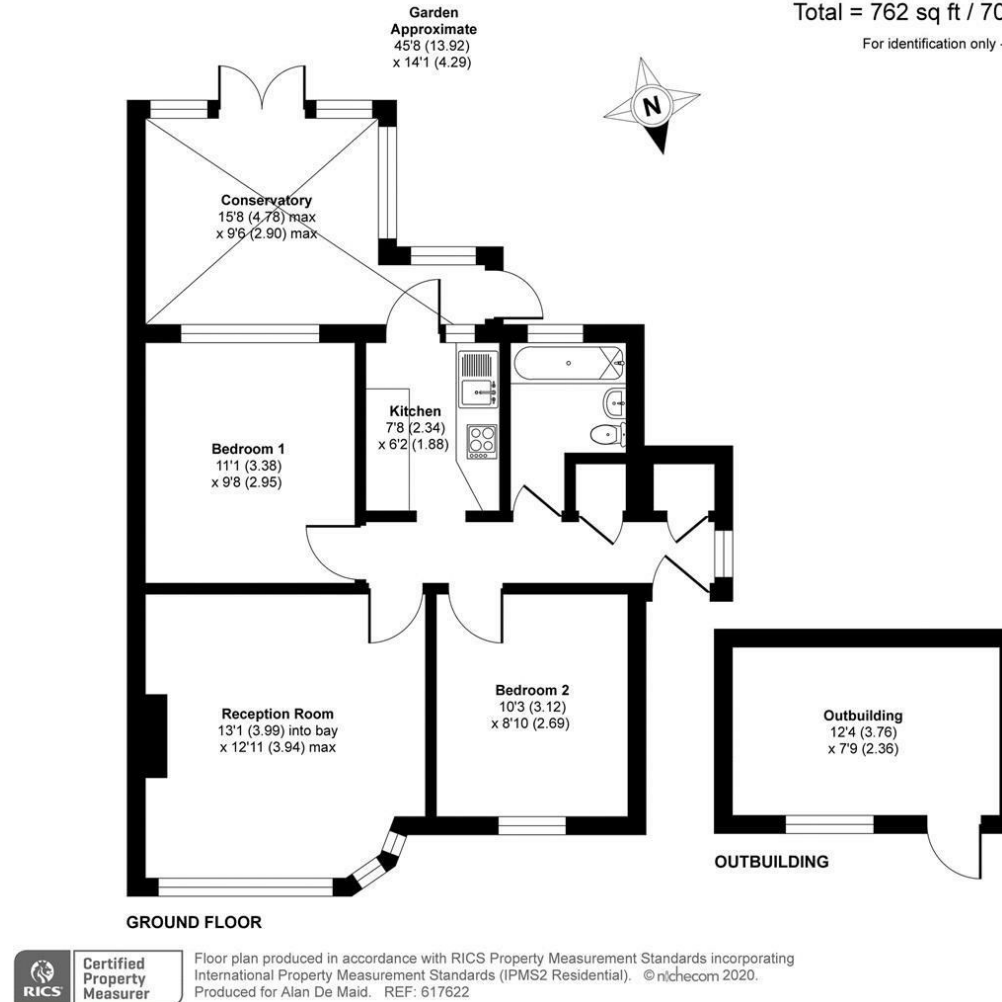


Approximate Area = 666 sq ft / 61.9 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 762 sq ft / 70.8 sq m

For identification only - Not to scale



#### 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	77
EU Directive 2002/91/EC		

01689 819991

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