8 Northfield Avenue, Orpington, Kent, BR5 4JH

Offered with the added advantage of NO CHAIN, internal viewing is strongly recommended. This attractive two bedroom semi-detached bungalow situated in this popular and pleasant residential road, accessible to local shops, schools and buses. Internally, the accommodation on offer is tastefully decorated and features a modern shower room and fitted kitchen. Additionally there is a lovely conservatory leading off the lounge, and this opens onto the pretty low-maintenance rear garden where there are a number of outbuildings- including a summerhouse. Benefits include gas central heating, double glazing, and there is off street parking to the front.

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: "D"
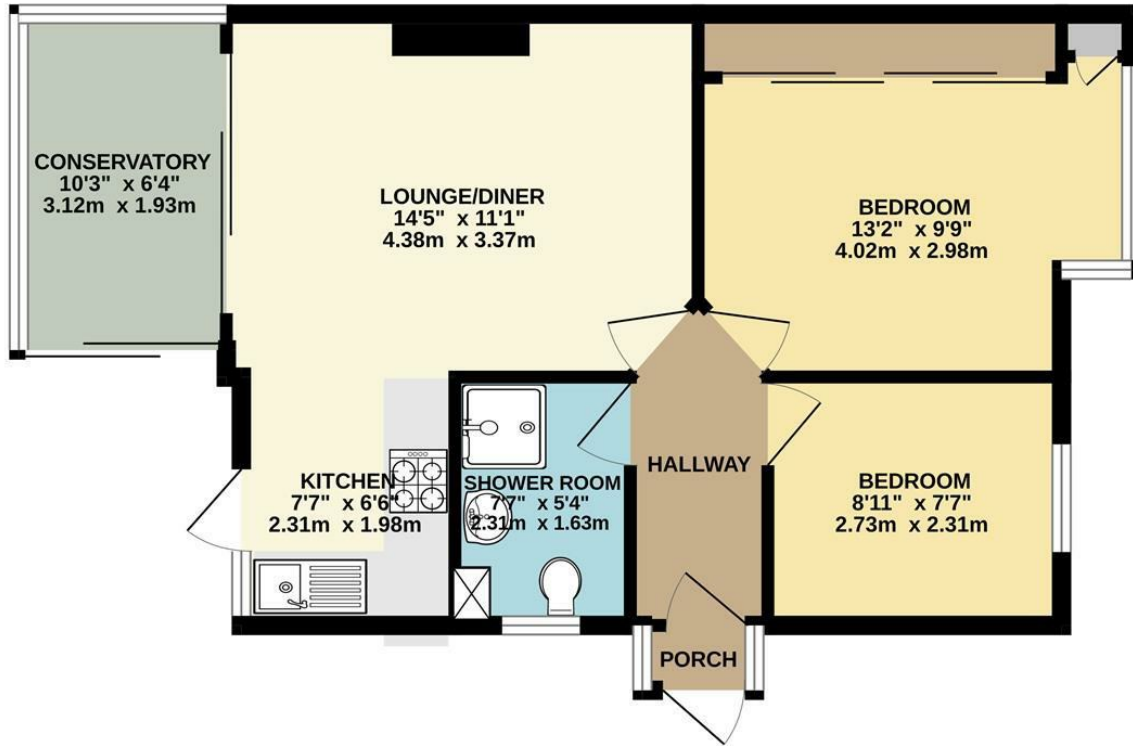Total Square Meters: 51.6
Total Square Feet: 555
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

- Vacant 2 semi-detached bungalow
- Lounge
- Fitted kitchen
- 2 bedrooms
- Shower room
- Modern conservatory
- Double glazing
- Gas central heating
- Lovely low maintenance garden
- Off street parking

£390,000

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

CONSERVATORY
10'3" x 6'4"
3.12m x 1.93m

LOUNGE/DINER
14'5" x 11'1"
4.38m x 3.37m

BEDROOM
13'2" x 9'9"
4.02m x 2.98m

KITCHEN
7'7" x 6'6"
2.31m x 1.98m

SHOWER ROOM
7'7" x 5'4"
2.31m x 1.63m

HALLWAY

BEDROOM
8'11" x 7'7"
2.73m x 2.31m

PORCH

TOTAL FLOOR AREA : 555 sq.ft. (51.6 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		90
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC