



8 Northfield Avenue, Orpington, Kent, BR5 4JH

A 2 bedroom semi-detached bungalow situated in this pleasant residential road. Internally the accommodation though not huge, has been tastefully decorated and features a modern shower room and fitted kitchen. In addition there is a lovely conservatory which looks onto pretty low maintenance garden. <https://login4.vebraalto.com/#properties/18712526/property/propertywith> a number of outbuildings. Benefits include gas central heating, double glazing and there is off street parking to front. Offered with the added advantage of NO CHAIN, internal viewing is strongly recommended.

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

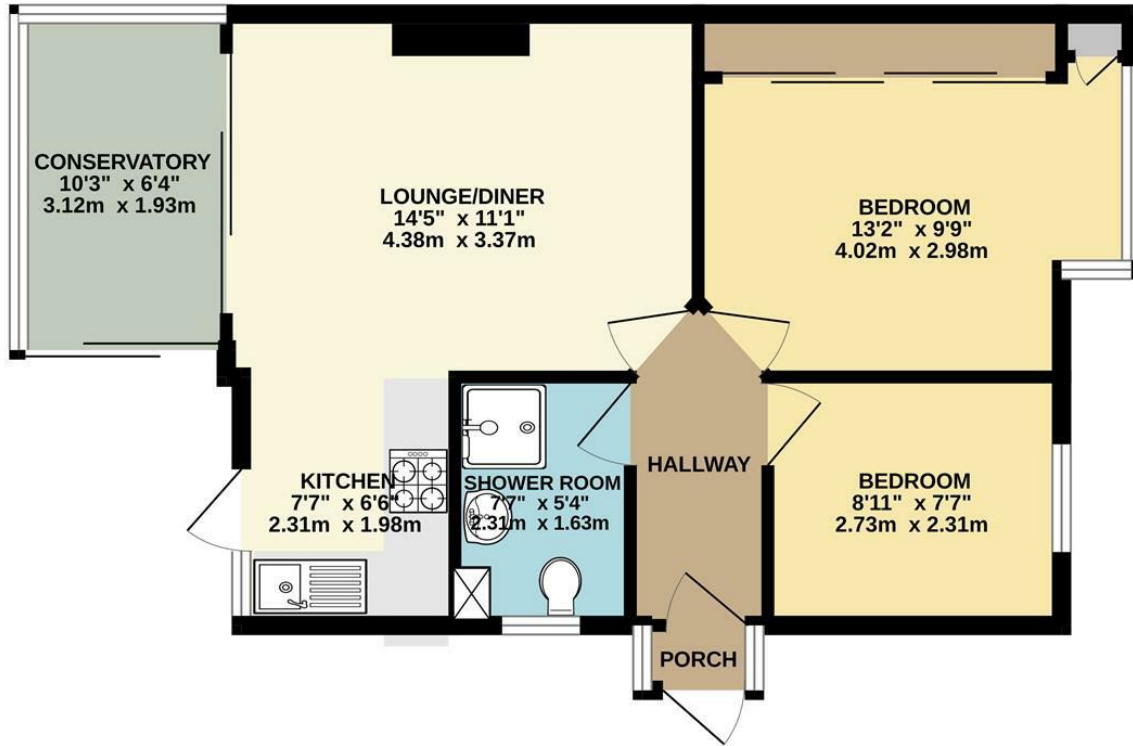
Council Tax Band: "D"
EPC Rating: "D"
Total Square Meters: 51.6
Total Square Feet: 555

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

£400,000

- 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

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



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		90
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC. 