



15 Cudham Lane North, Orpington, Kent, BR6 6BX

GUIDE PRICE £725,000-£750,000

Nestled in the charming area of Cudham Lane North, Orpington, this delightful semi-detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property is perfect for those who value both space and functionality.

The semi-detached design provides a sense of privacy while still being part of a friendly neighbourhood. The layout of the house is designed to maximise natural light, creating a warm and inviting atmosphere throughout. Each bedroom offers ample space for relaxation and personalisation, making it easy to create a sanctuary for every member of the family.

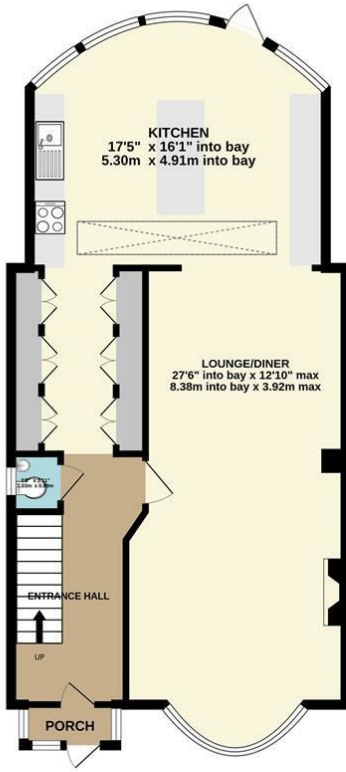
The surrounding area of Orpington is known for its excellent local amenities, including shops, schools, and parks, making it an ideal location for families. The community is vibrant and welcoming, providing a perfect backdrop for family life.

This property presents a fantastic opportunity for those looking to settle in a peaceful yet accessible part of Kent. With its generous living space and prime location, this semi-detached house is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

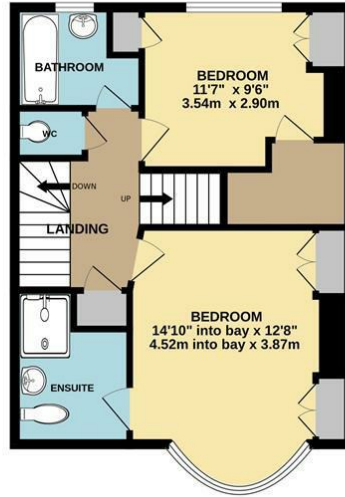
- Chain Free
- Open plan kitchen diner
- Downstairs WC
- En-suite to master
- Extended
- Bi-folds to rear
- Pretty mature rear garden
- Walking distance to local schools
- Walking distance to High Elms
- Walking distance to local pubs and shops

£725,000

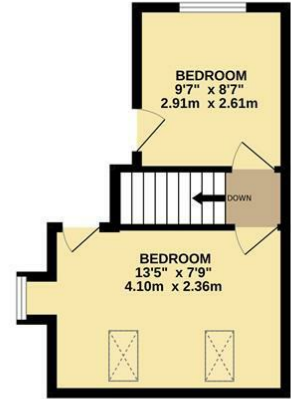
GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 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		
(69-80) C		
(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	