



22 Roseberry Gardens, Orpington, Kent, BR6 9QE

Nestled in the charming area of Roseberry Gardens, Orpington, this delightful semi-detached house presents an excellent opportunity for those seeking a new home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a comfortable living space.

The house boasts a practical layout that maximises the use of space, providing a warm and inviting atmosphere. The semi-detached design offers added privacy and a sense of community, making it a perfect choice for those who appreciate a friendly neighbourhood.

One of the standout features of this property is that it is chain free, allowing for a smoother and more efficient buying process. This is particularly advantageous for first-time buyers or those looking to make a swift move.

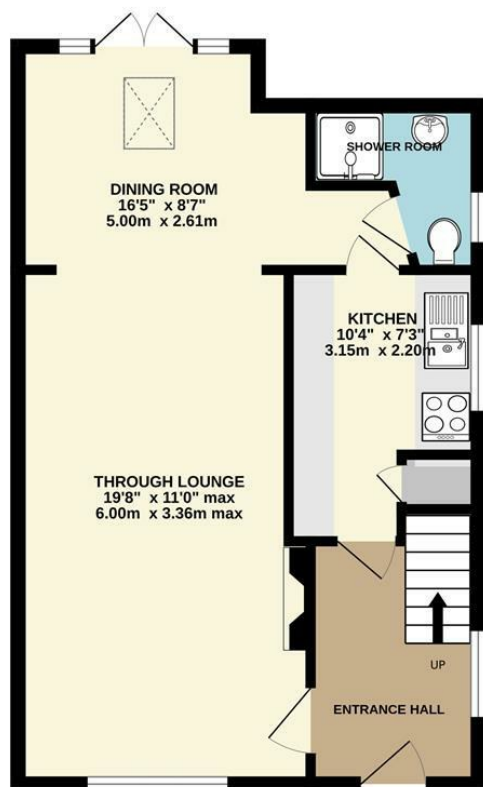
Situated in Orpington, residents will enjoy the benefits of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links, making commuting to London and surrounding areas a breeze.

In summary, this semi-detached house in Roseberry Gardens is a wonderful opportunity for anyone looking to settle in a vibrant and welcoming community. With its two bedrooms and chain-free status, it is a property that should not be missed.

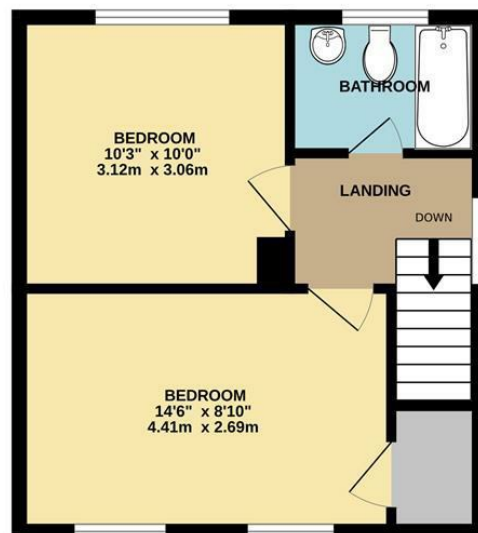
- CHAIN FREE
- Scope to extend (STPP)
- Off street parking
- 120 foot rear garden
- Walking distance to local shops
- In outstanding school catchment area
- Under 1 mile to Orpington Station
- Under 1 mile to Orpington High Street

£475,000

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 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	