



5 Brookside, Orpington, Kent, BR6 0AW  
£895,000



## 5 Brookside, Orpington, Kent, BR6 0AW

- Three Bedroom Detached Family Home in a Cul De Sac Location
- Large and Extensive South Facing Plot
- 2 Reception Rooms
- Off Road Parking
- Stunning Mature Gardens
- Excellent Location Within The Knoll
- Council Tax Band F

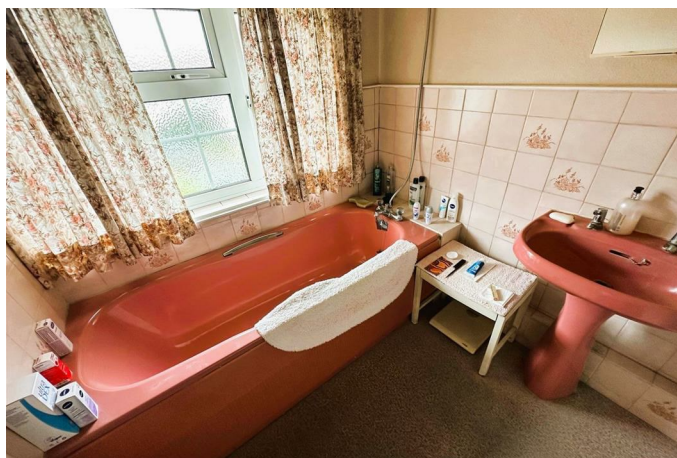
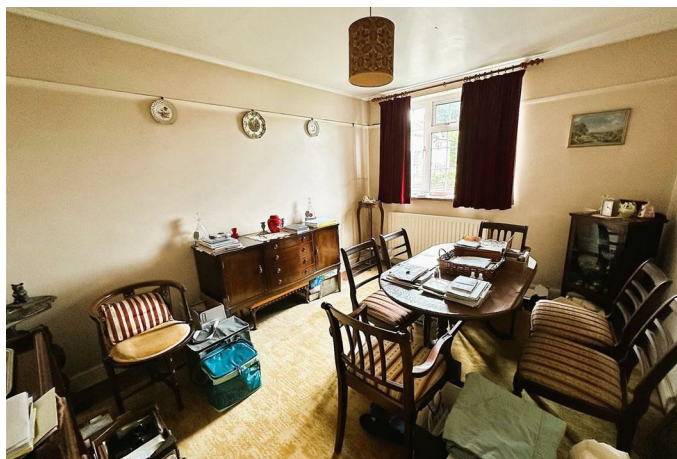




**LARGE SOUTH FACING PLOT.** This is a unique opportunity to purchase this good size, three bedroom family home, which is positioned on a fantastic size plot and really must be viewed in person to fully appreciate this. The property is centrally located in "The Knoll", a leafy and sought after part of Orpington, with access to excellent local schools including the outstanding Perry Hall. The property offers a wonderful opportunity to place your stamp (STPP) on this well loved family home and it is also offered with the vendor already suited with their onward move.

## 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.



## Brookside, Orpington, BR6

Approximate Area = 1301 sq ft / 120.8 sq m (excludes store)

Garage = 130 sq ft / 12 sq m  
Total = 1431 sq ft / 132.8 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		EU Directive 2002/91/EC

01689 819991

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