



11 Station Approach, Orpington, Kent, BR6 0ST  
£500,000

## 11 Station Approach, Orpington, Kent, BR6 0ST

- Semi detached home
- Three bedrooms
- Two reception rooms
- Bathroom plus cloakroom
- Recently refurbished
- Within seconds walk to Orpington station
- Chain Free

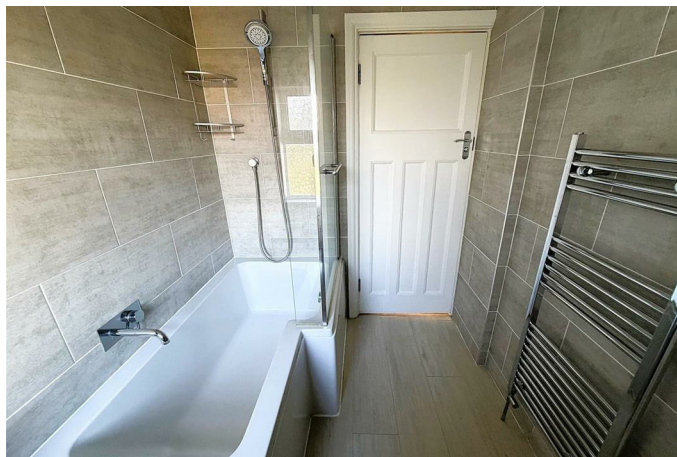


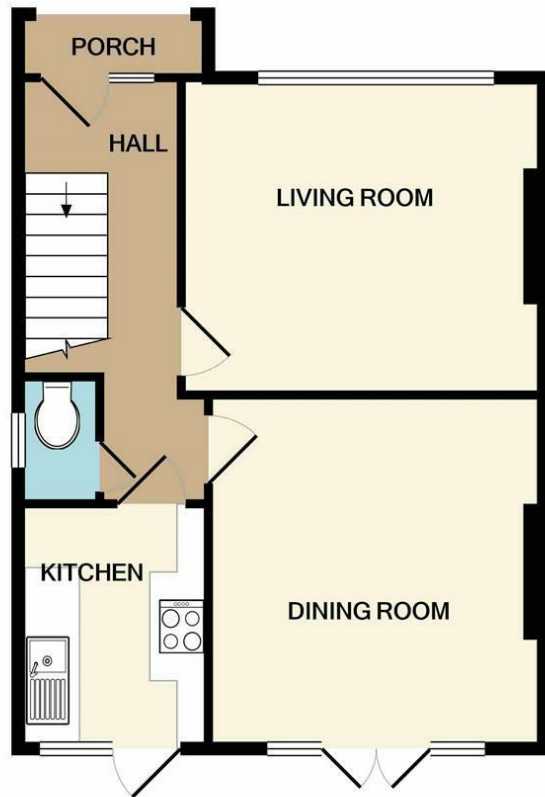
Offered with vacant possession, this larger than average three bedroom family home is ideally located for all local amenities with Orpington station being a stone throw away and Orpington High Street only a short walk, is ready for immediate occupation. Amongst the property's many features is its secluded aprox 80' rear garden and off street parking to the front. Phone today to arrange a viewing.



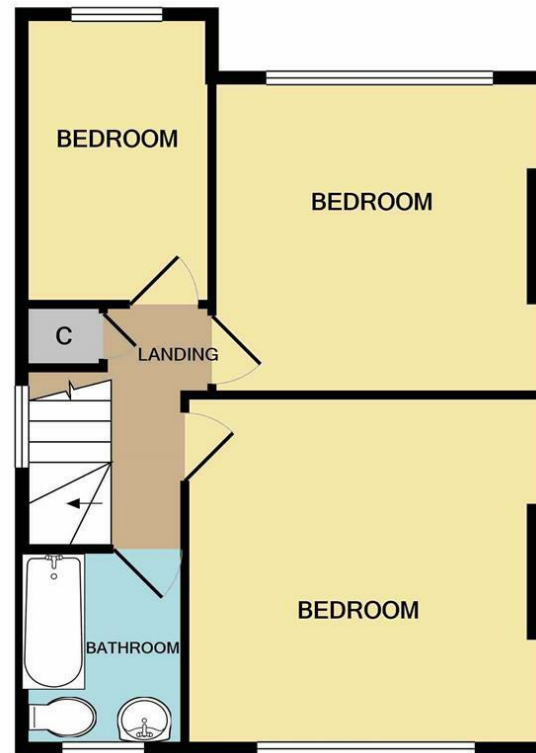
## Viewing

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 43.7 SQ.M.  
(471 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 43.7 SQ.M.  
(471 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 87.4 SQ.M. (941 SQ.FT.)**

Measurements are approximate. Not to scale. Illustrative purposes only  
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#### 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 |
|                                             | 62      | 84                      |

**01689 819991**

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