



## 12 Lezayre Road, Green Street Green, Kent, BR6 6BP

Welcome to this charming property located on Lezayre Road in the lovely town of Green Street Green. This delightful house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms and two bathrooms, there is ample space for a small family or those looking for a bit of extra room.

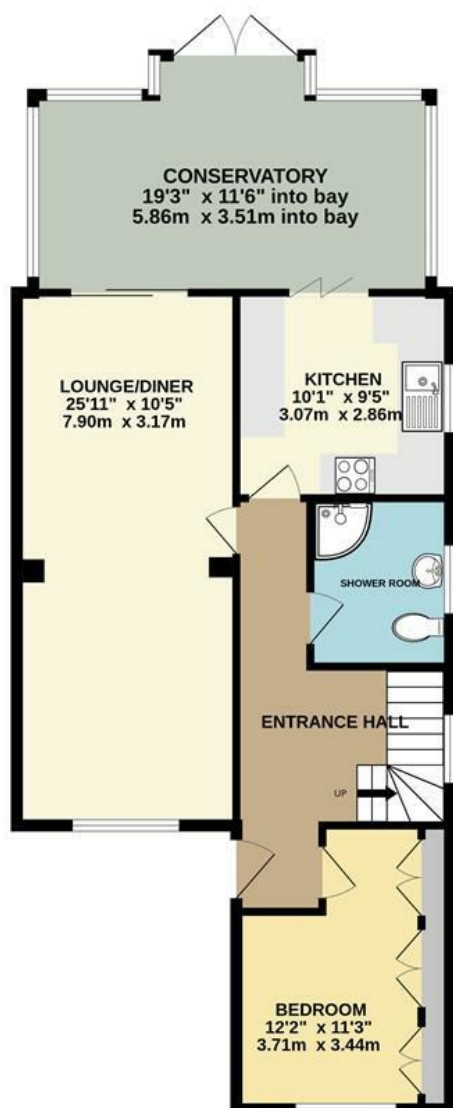
One of the highlights of this property is the conservatory that overlooks the beautiful garden. Imagine enjoying your morning coffee or hosting a dinner party in this bright and airy space, surrounded by the tranquillity of your own garden.

Whether you are looking for a peaceful retreat or a place to call home, this property offers a perfect blend of comfort and style. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful Orpington location.

**£525,000**

- Semi Detached
- Two Bedroom
- En-Suite
- Delightful conservatory
- Mature Rear Garden
- Through Lounge
- Close to local array of shops and Waitrose
- Chelsfield Station near by
- EPC - D
- Council Tax - E

GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |