



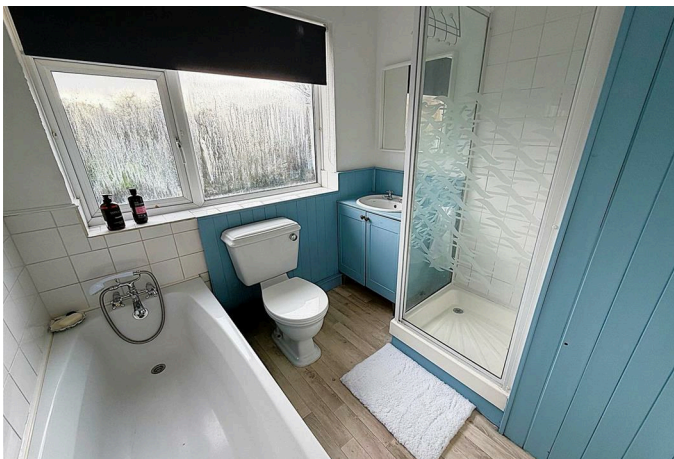
**69 Lockesley Drive, Orpington, Kent, BR5 2AB**  
**£535,000**

69 Lockesley Drive, Orpington,  
Kent, BR5 2AB

- Chain Free
- Three Good Sized Bedrooms
- Located on a popular and quiet residential road
- Located in the catchment area for Perry Hall School
- South Facing Garden
- Potential to Extend (STPP)
- Convenient access to facilities in Petts Wood & Orpington
- Council Tax Band D



CHAIN FREE!! A good size three bedroom, two reception room semi detached family home located on this popular & quiet residential road with convenient access to facilities at Orpington, as well as falling within the catchment area of Perry Hill School (Ofsted outstanding). The property has potential for extension (STPP) and features a wider than average South facing garden. There is off street parking to the front. This property is sure to get much interest & your early viewing comes highly recommended.



## Viewing

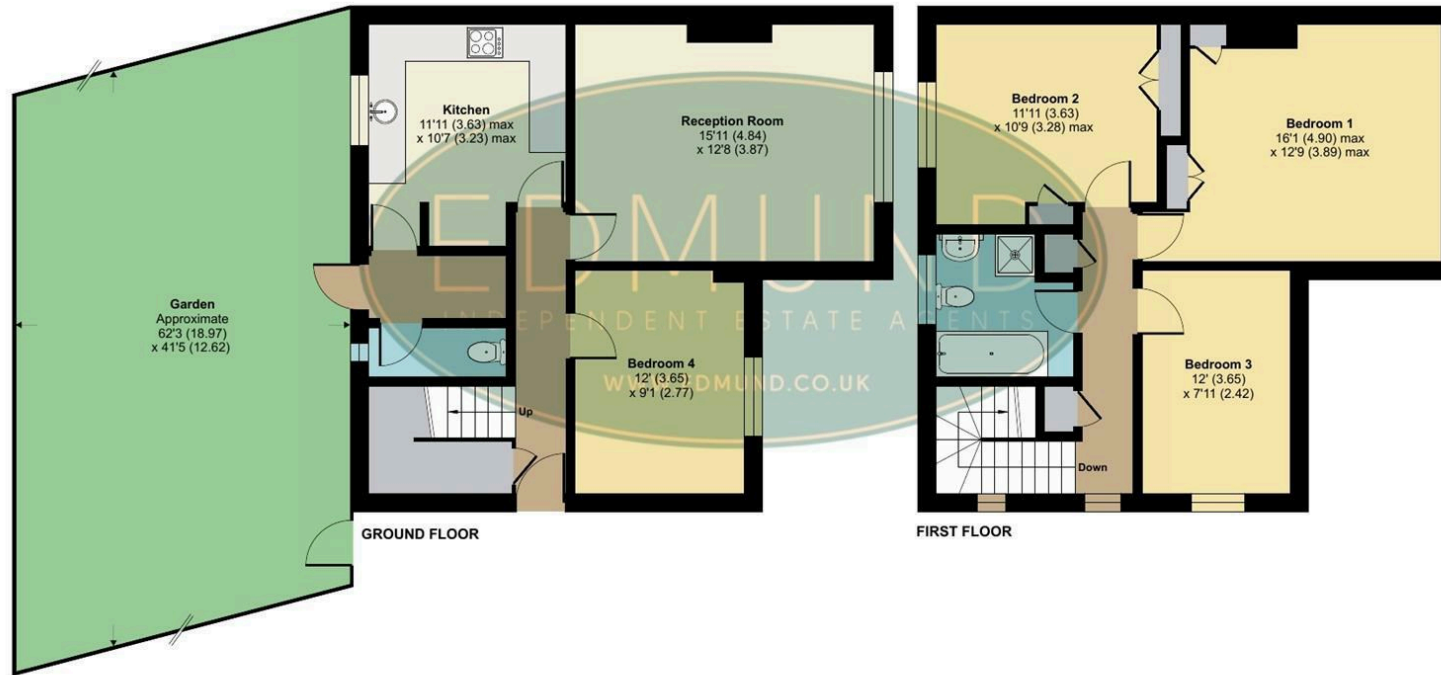
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



# Lockesley Drive, Orpington, BR5

Approximate Area = 1180 sq ft / 109.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Edmund Estate Agents. REF: 1384206

### 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) <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 2002/91/EC

Current: 64 Potential: 75

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