



49 Cowden Road, Orpington, BR6 0TP  
£430,000

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**PUBLIC NOTICE - 49 Cowden Road, Orpington, BR6 0TP- We are in receipt of an offer of £437,500 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.**

**This three bedroom family home is ideally located for all local facilities, with Perry Hall infant School ( Ofsted outstanding) within a few minutes walk- Offered with no chain- Phone today to view.**



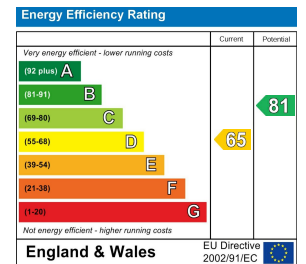
## Viewing

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.



**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.



**01689 819991**

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