EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK

01689 819991

www.edmund.co.uk

16 Aylesham Road, Orpington, BR6 0TX
£465,000

EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK

26 Station Square, Petts Wood, Kent, BR5 1NA

16 Aylesham Road, Orpington, BR6 0TX

- Well Maintained and Presented Home
- 3 Well Proportioned Bedrooms
- In The Catchment Area for Crofton and Perry Hall Schools
- Secluded South Facing Garden
- Downstairs WC
- Council Tax Band D

A superbly maintained and presented 3 bedroom family home, within the catchment area for both Crofton and Perry Hall School (Ofsted outstanding) and which requires internal viewing for the quality of accommodation to be fully appreciated. The property consists of, to the ground floor, a light a bright reception room, which in turn overlooks a secluded South facing garden, a spacious kitchen diner downstairs and WC, whilst upstairs we find 3 bedrooms and a family bathroom. This home is sure to attract much interest and your early viewing is highly recommended.

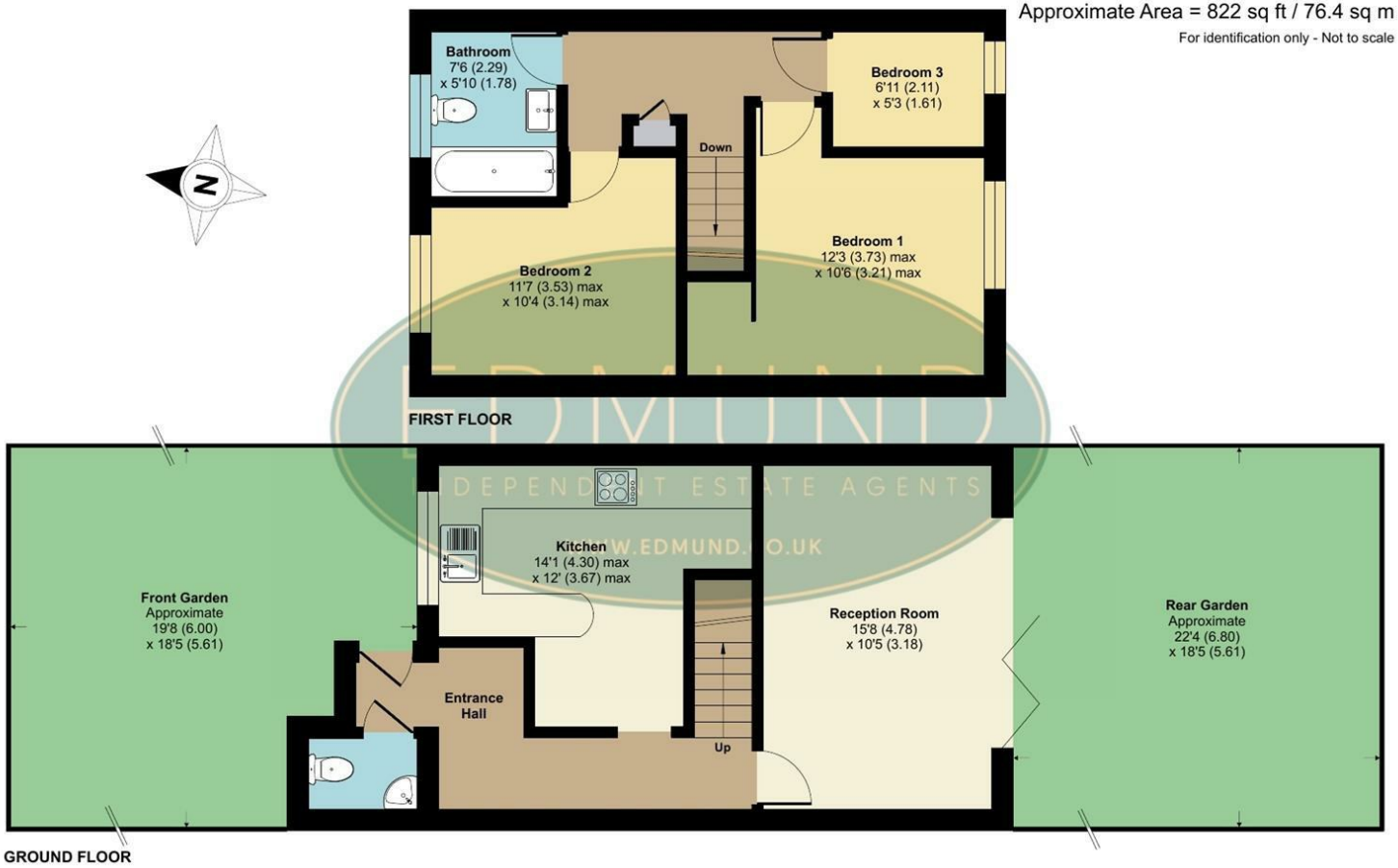
Viewing

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.

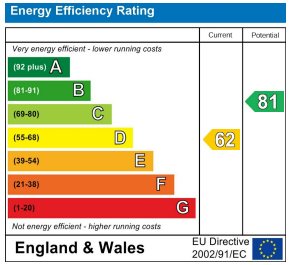
Aylesham Road, Orpington, BR6

Approximate Area = 822 sq ft / 76.4 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). ©nichecom 2026. Produced for Edmund Estate Agents. REF: 1449365



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

www.edmund.co.uk

EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK