



139 Oakdene Road, Orpington, BR5 2AP
£315,000

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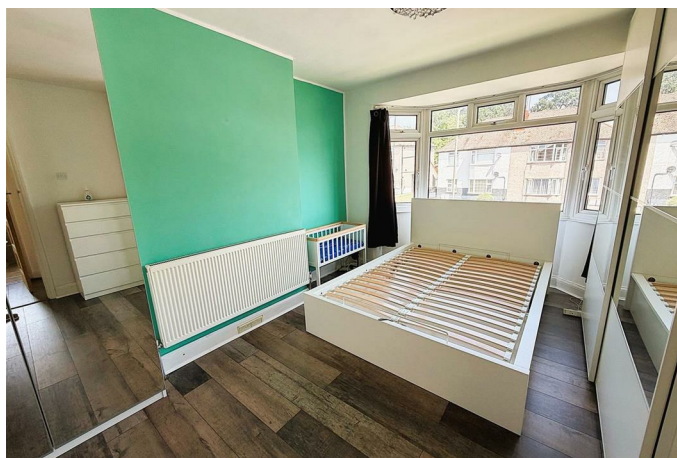
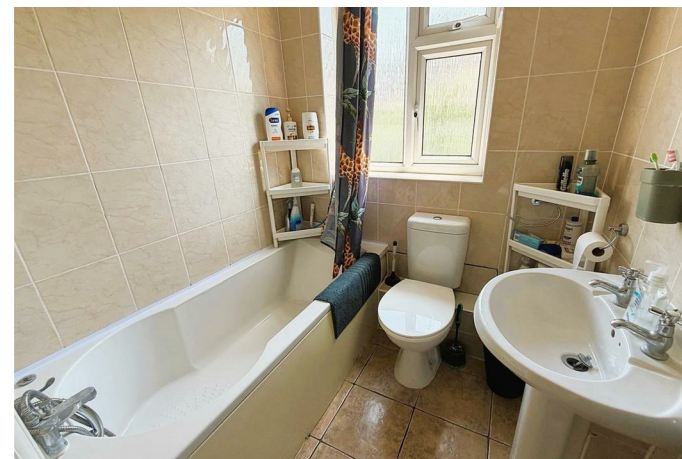
- Chain Free!
- 1st Floor Maisonette
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Private Garden
- Withiin Easy Reach of Petts Wood and Orpington Mainline Stations
- Council Band Tax C

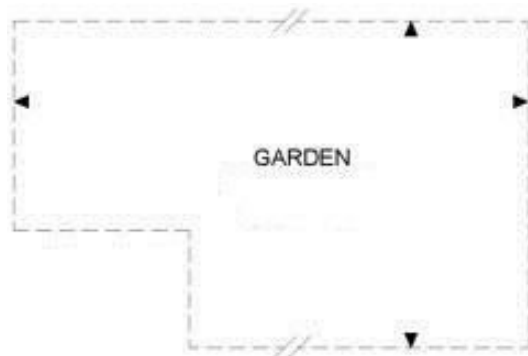


CHAIN FREE. A very well presented first floor maisonette, offering two good size bedrooms, a modern fitted kitchen and bathroom and a large entertaining lounge. The property is located conveniently for access to Orpington, Petts Wood and other surrounding areas, all of which offer excellent shopping facilities, sought after local schools and commuter links via several mainline stations. The property also benefits from a private garden, long Lease (900 years) and is sold chain free, making the process quick and easy. Call Edmund to arrange your earliest viewing.

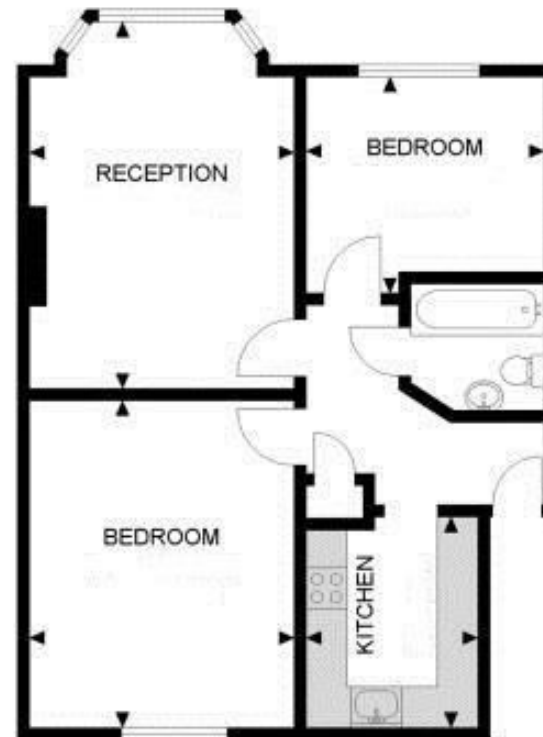
Viewing

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



1st Floor

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	72	76
(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	

01689 819991

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