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100 Friar Road, Orpington, BR5 2BP

£725,000

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

100 Friar Road, Orpington, BR5 2BP

- Three Double Bedrooms
- Fully Fitted Open Plan Kitchen / Diner
- Luxury Four Piece Fitted Bathroom
- Offstreet Parking
- Council Tax Band E
- Chain Free







Chain Free! A quite superb three double bedroom family home, which really does need to be viewed internally for the size and quality of accommodation to be fully appreciated. Redesigned to provide modern day living, the property comprises, to the ground floor, a light and bright 17'8 reception room, fully fitted 17'7 x 12'8 open plan kitchen diner, separate downstairs WC, utility room and conservatory, whilst upstairs we find three generous bedrooms and a luxury 4 piece fitted bathroom. Like the rest of the property, the gardens have been maintained to an excellent standard and there is off street parking for two cars. Homes such as this rarely become available and 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.







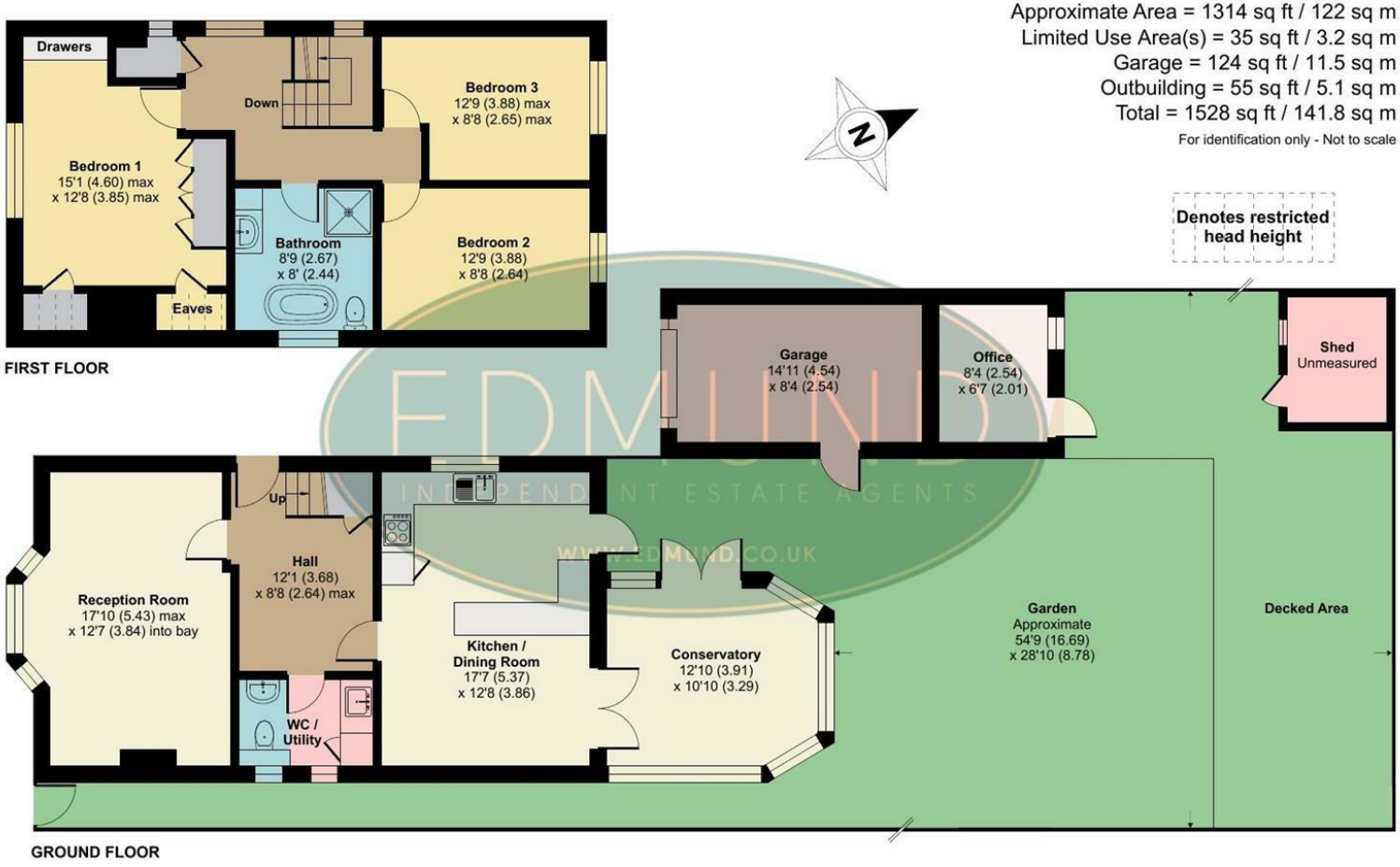




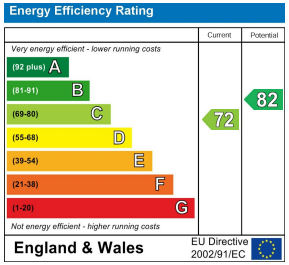


Friar Road, Orpington, BR5

Approximate Area = 1314 sq ft / 122 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Garage = 124 sq ft / 11.5 sq m
Outbuilding = 55 sq ft / 5.1 sq m
Total = 1528 sq ft / 141.8 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: 1527796



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.