



# VILLAGE ESTATES

• EST.1993 •



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**IN NEED OF SOME MODERNISATION**

**86 FT SOUTH/WEST FACING GARDEN**

**GARAGE AND SMALL DRIVE TO REAR**

**CLOSE TO ORPINGTON HIGH STREET**

**OFFERED WITH NO FORWARD CHAIN**

**POTENTIAL TO EXTEND AND IMPROVE**



**150 Spur Road**  
Orpington, BR6 0QW

**£525,000**



**Situated less than 10 MINUTES to Orpington high street is this 1930s SEMI DETACHED HOUSE with 3 BEDROOMS and 2 RECEPTIONS. The property has GAS CENTRAL HEATING, 80FT REAR GARDEN and has great POTENTIAL TO EXTEND AND MODERNISE with DETACHED GARAGE and small DRIVE TO REAR.**

**EPC RATING: D**

**TENURE: Freehold**

**COUNCIL TAX BAND: E**

**LEASE TERM: Not Applicable**



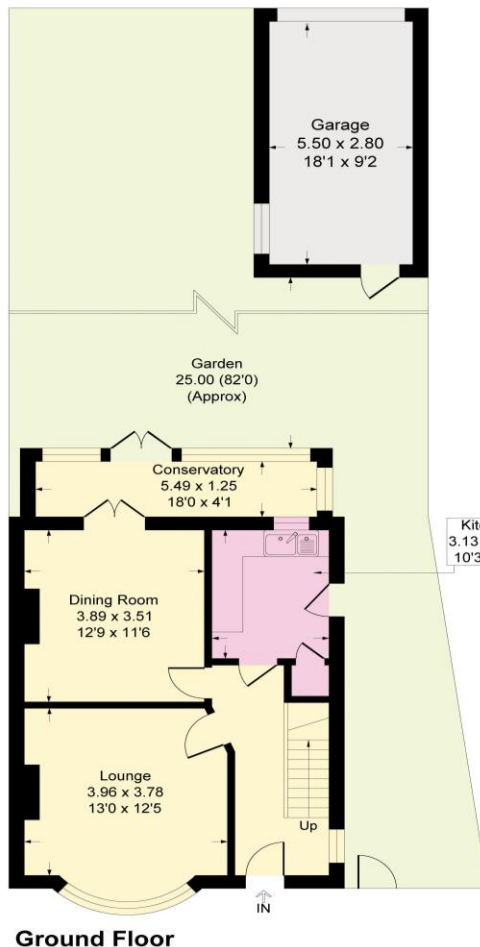
## Spur Road, BR6

Approximate Gross Internal Area

103.6 sq m / 1115 sq ft

Garage = 14.4 sq m / 166 sq ft

Total = 119.0 sq m / 1281 sq ft



**Ground Floor**



**First Floor**

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.