



## 25 Englefield Crescent Orpington, BR5 2HY

**Offers Over £450,000**

Guide Price £450,000 - £475,000:

Galloways are delighted to offer this fantastic Semi-Detached three-bedroom house to the market. The property has a beautiful rear garden and decked patio area plus garden storage. Surrounded by Tillingbourne Green Open space and within easy reach of St Mary Cray train station, as well as having brilliant connections via local bus routes. There are numerous Primary and secondary schools within close proximity. This is an ideal family home and an early viewing appointment is highly recommended.

Council Tax: Band C £1544.00pa  
Tenure: Freehold

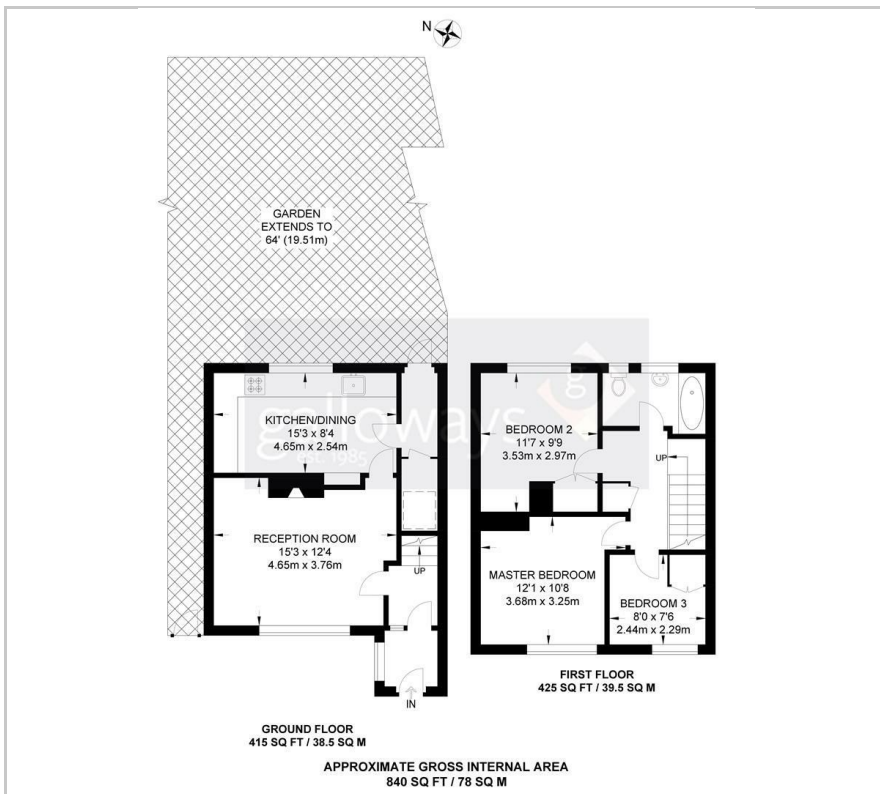
The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

- THREE BEDROOM HOUSE
- RECEPTION ROOM WITH WOOD FLOORING
- DOUBLE GLAZED WINDOWS
- CAVITY WALL INSULATION
- PRETTY REAR GARDEN
- KITCHEN/DINER
- MODERN BATHROOM SUITE
- 10 MINUTE WALK TO ST MARY CRAY STATION
- 15 MINUTE WALK TO NUGENT SHOPPING PARK
- WALKING TIMES ESTIMATED BY GOOGLE MAPS

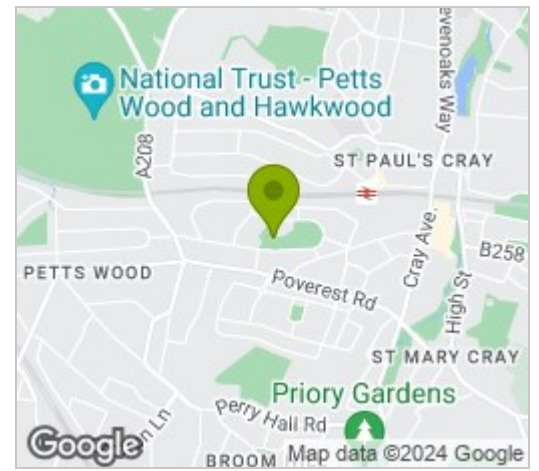
### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

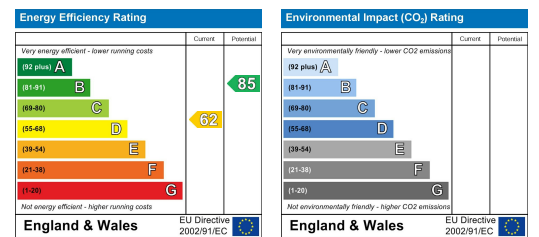
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.