



43 East Drive, Orpington, Kent, BR5 2BY
Offers In Excess Of £410,000

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- Two Bedroom Semi-Detached Home
- Excellent Presentation
- Open Plan Kitchen/Diner
- 80' Southerly Aspect Garden
- Off Road Parking
- Convenient Access to Local Stations
- CHAIN FREE SALE
- Council Tax Band D



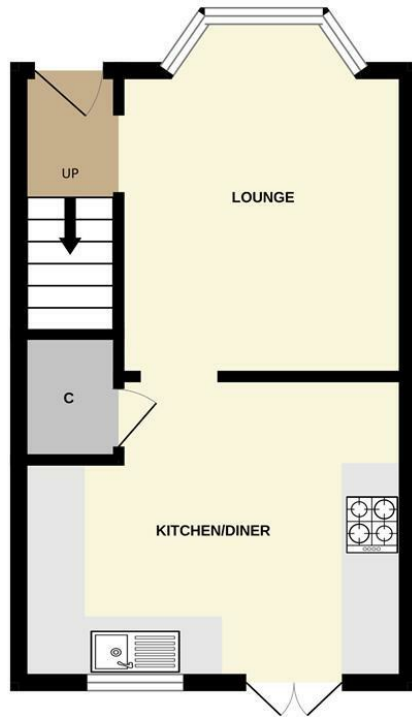
CHAIN FREE SALE. Edmund are delighted to offer this stunning two bedroom semi-detached home, which is conveniently located for Orpington, Petts Wood & St. Mary Cray mainline stations. The property is been fitted and decorated by the sellers to offer a property which is in excellent decorative order and ready to move straight into. The property offers a warm and welcoming lounge with fitted Plantation shutters to the front, to the rear there is an open plan kitchen/breakfast room with French doors leading out to the garden. On the first floor there are two bedrooms, including the master featuring built in wardrobes and completing the accommodation is a well presented three piece bathroom suite with underfloor heating. To the rear the garden is very well maintained; extending to 80' approx. it benefits from a Southerly aspect complementing the large entertaining patio. Further features include newly installed fencing, Vaillant combination boiler and off road parking to the front. A 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplex 5/2023

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		
(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	

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