



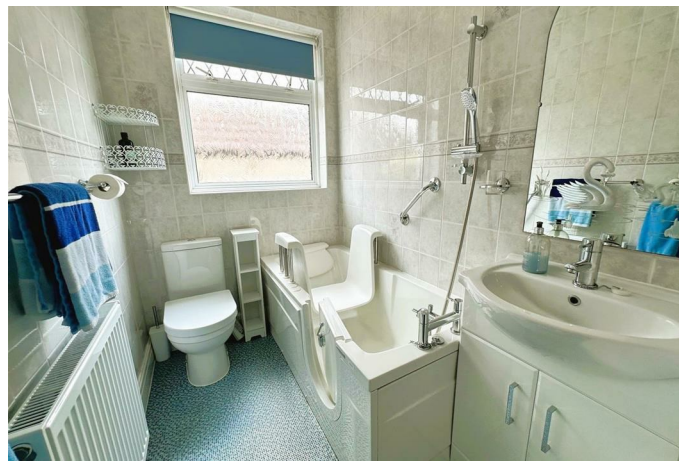
105 Poverest Road, Orpington, Kent, BR5 2DZ  
£530,000

105 Poverest Road, Orpington,  
Kent, BR5 2DZ

- Stunning Detached Bungalow
- 2 Double Bedrooms
- Modern High Gloss Kitchen
- Beautiful South Facing Garden
- Chain Free Sale
- Excellent Location Close to Petts Wood & Orpington
- Council Tax Band E



Positioned between Petts Wood & Orpington is this beautifully maintained two bedroom detached bungalow. The property is offered to the market on a chain free basis & comprises a stunning high gloss fitted kitchen with integrated appliances, a bathroom with walk in bath, 2 double bedrooms & a spacious lounge with doors leading to the stunning South facing garden. For buyers looking to extend, there are plenty of options (STPP) & for those looking to downsize this property is ready to move straight into. Call now to arrange your viewing.



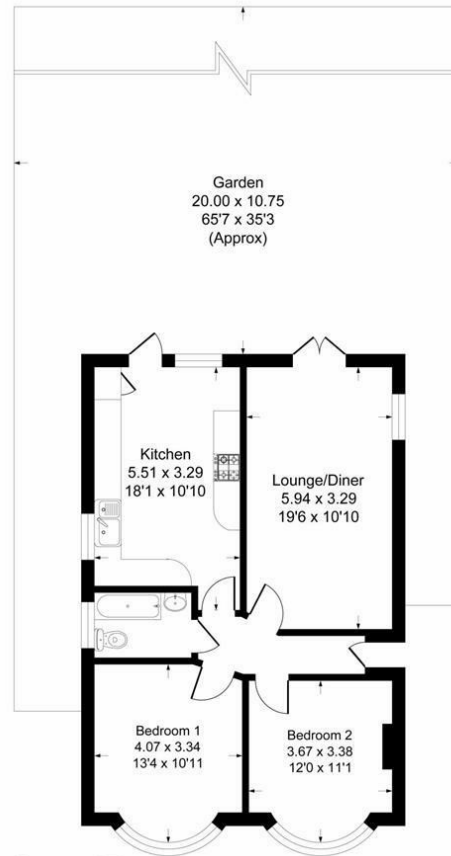
## Viewing

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.



# Poverest Road, BR5

Approximate Gross Internal Area = 70.1 sq m / 755 sq ft



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

**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) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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