



94 Poverest Road, Orpington, Kent, BR5 2DQ
£650,000

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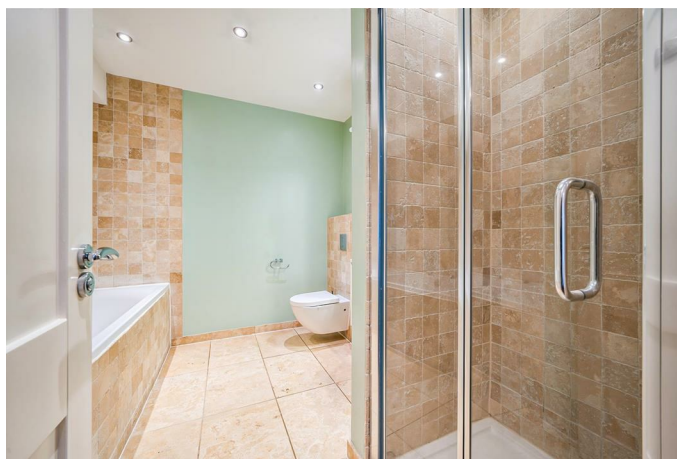
- Cavernous 4 Bed Family Home
- Open-Plan Kitchen / Diner
- Large Summerhouse
- No Onward Chain
- Council Tax Band D



A cavernous 4 bedroom, 2 bathroom family home, which requires internal viewing for the size & quality of accommodation to be fully appreciated. Amongst the properties many features are the engineered wood floors and it's 26'1 x 19'5 sized, open plan kitchen/diner with bespoke German kitchen, which enjoys views over the secluded garden. There is also a fully networked and powered, purpose-built home office. Offered with no onward chain, this property is sure to attract much interest & 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.



Poverest Road, Orpington, BR5

Approximate Area = 1516 sq ft / 140.8 sq m
 Outbuilding = 255 sq ft / 23.6 sq m
 Total = 1771 sq ft / 164.4 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). © nchecon 2024. Produced for Edmund Estate Agents. REF: 1226303

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		85
(69-80) C	69	
(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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