



45 Grange Road, Orpington, Kent, BR6 8EB



## 45 Grange Road, Orpington, Kent, BR6 8EB

- Stunning Semi Detached Family Home
- Three Bedrooms
- Immaculate Garden
- Garage & Off Road Parking
- Potential to Extend (STPP)
- Prime Road Within Darrick Wood Catchment

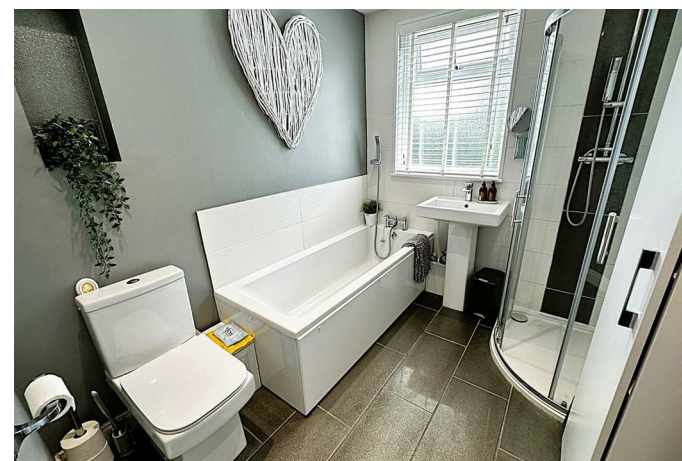
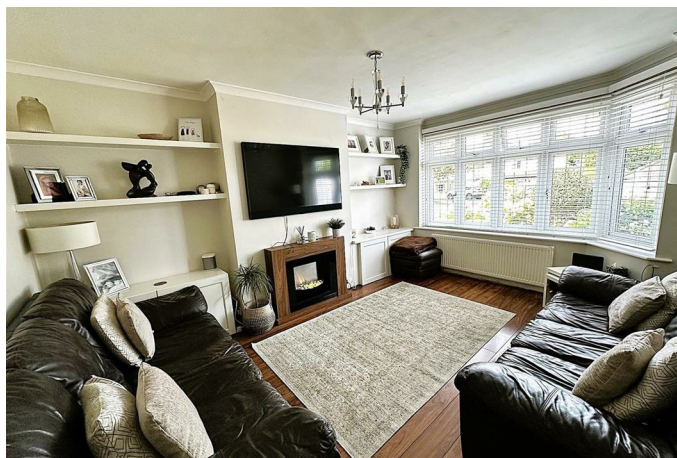




Located in the highly sought after Darrick Wood catchment is this wonderful, three bedroom, semi-detached family home. The property is offered to the market in excellent decorative order and on the ground floor features two sizable reception rooms and a fitted kitchen. On the first floor there are three well proportioned bedrooms, with ample storage and a beautiful four piece family bathroom. To the rear the garden, which its Southerly aspect enjoys long periods of sunshine, features a well appointed decked patio. The garden offers a high level of seclusion, and is simply a joy to behold. Further features include off road parking, a garage and potential to extend (STPP). In summary, properties in this location rarely come on to the market, so with this in mind your early viewing is highly advised.

## 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.



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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