



## 43 SEVENOAKS ROAD ORPINGTON, BR6 9JH

£2,990 PCM

Offered to the market UNFURNISHED or as part furnished, this 1572 sq ft, extended 3 bedroom semi-detached house is packed full of character & charm. The ground floor accommodation offers entrance hall, lounge, fitted kitchen that opens through to the dining room, conservatory and cloakroom, as well as a downstairs WC. The first floor offers two double bedrooms and a family bathroom, with the principal bedroom, as well as en suite bathroom, situated in the stunning second floor loft conversion. Externally there is a large 75 ft, private rear garden, as well as ample space for off street parking at the front on the driveway.

Situated in an established and popular South Orpington village location, this house is conveniently located for local transport networks and only 0.5 miles from Orpington station. The facilities of Orpington High Street are a short level walk away as are local schools including Warren Road Primary and St Olave's Grammar School.

**DouglasPryce**

## Sevenoaks Road

Approximate Gross Internal Area (Excluding Eaves)  
146.0 sq m / 1572 sq ft

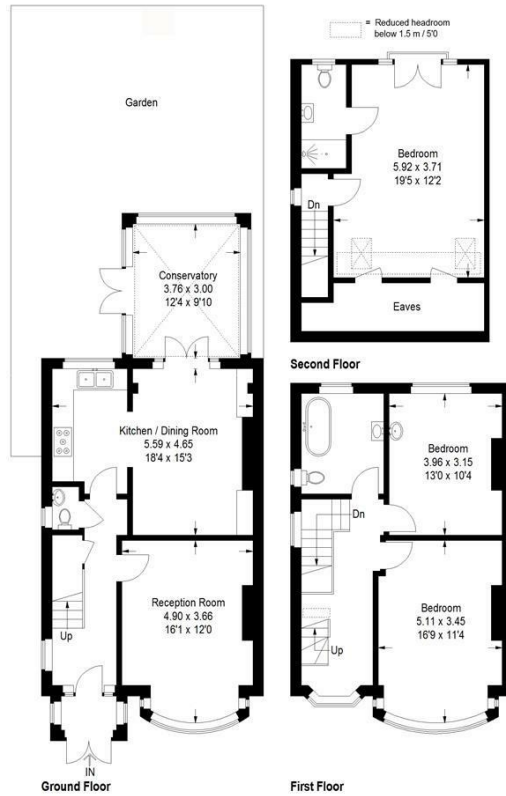


Illustration for identification purposes only, measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

**DouglasPryce**