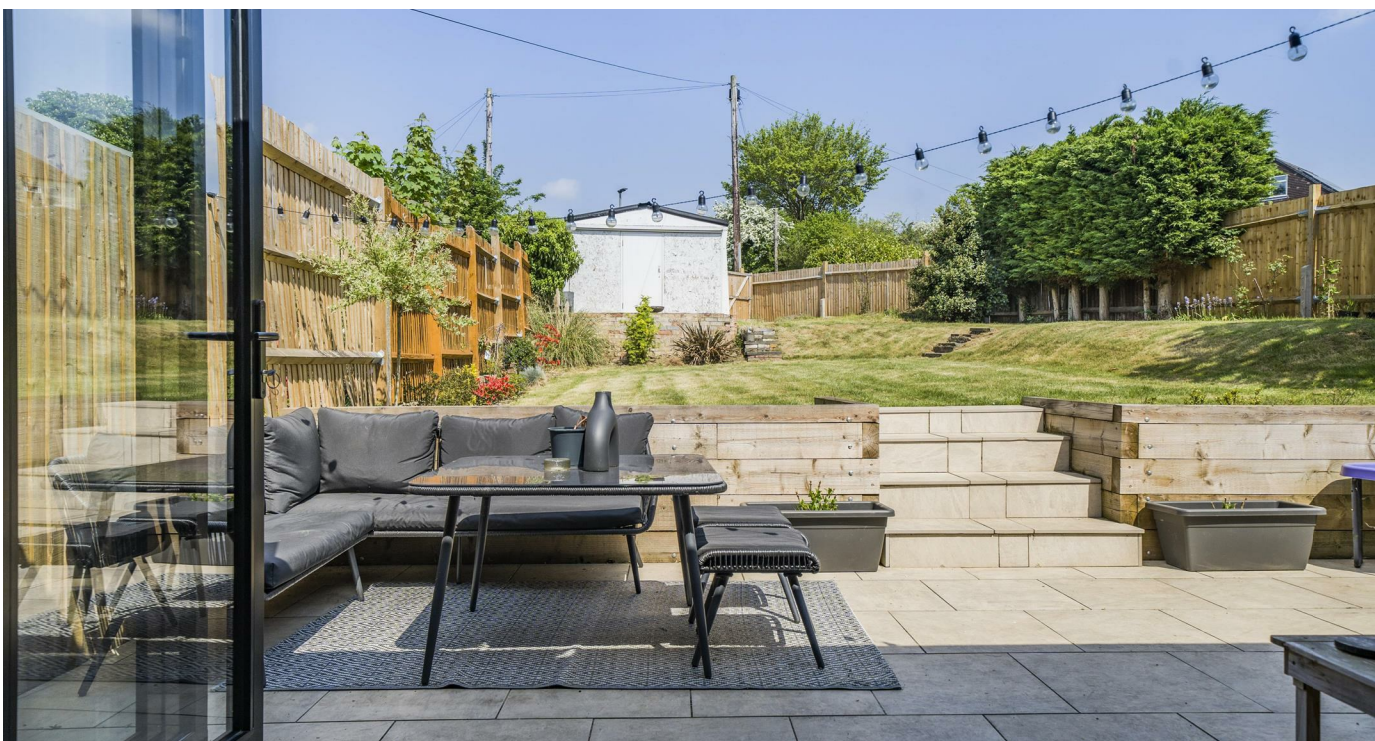




72 Worlds End Lane, Green Street Green, Orpington, Kent,
BR6 6AG
£575,000 Freehold

72 Worlds End Lane, Green Street
Green, Orpington, Kent, BR6 6AG



Viewing is essential to appreciate all that this incredibly spacious and beautifully presented semi-detached bungalow has to offer. Bound to appeal to any generation, the bright and airy accommodation, decorated in contemporary style tones, includes a welcoming open-plan hallway, opening directly onto the 25'9" x 15'2" family room and kitchen with large bi-folding doors opening directly onto the rear garden; two double bedrooms (the master with an en-suite shower room); plus family bathroom with roll-top bath. Set up and away from the road, the rear garden is a good size (over 75'0 wide) with a large terrace, and lawn. There is also parking, and a garage at the rear of the property. The bungalow is set on a wide corner plot, along this popular semi-rural lane, and is accessible to good schools, local shops, bus routes, and Chelsfield railway station.

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "E"

EPC Rating: "D"

Total Square Meters: Approximately 84

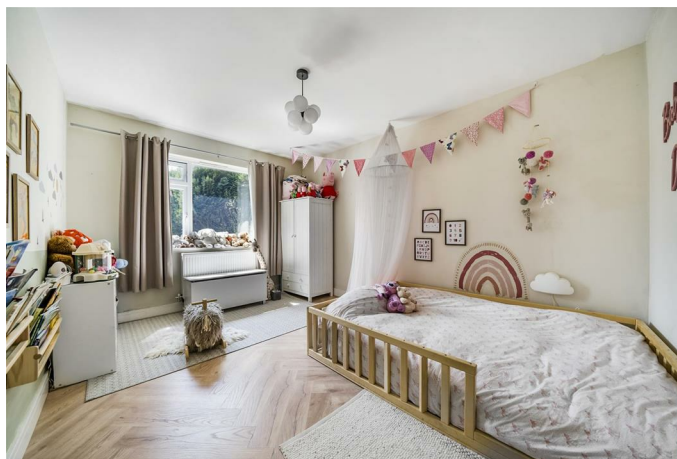
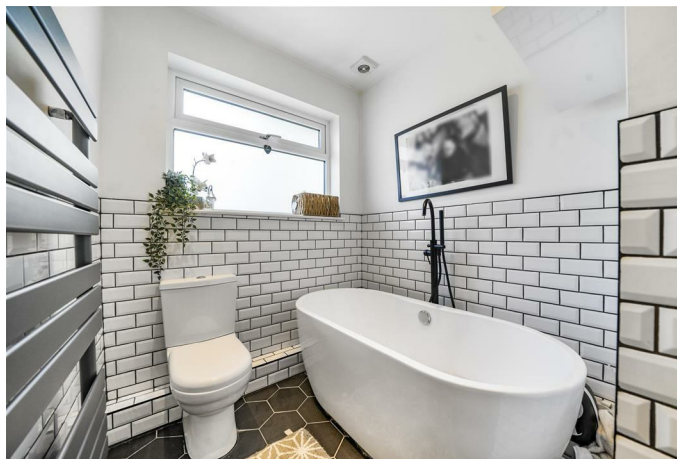
Total Square Feet: Approximately 857

Room Dimensions - Please see floorplan

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing

Strictly by appointment with Edmunds Orpington 01689 821904. 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.



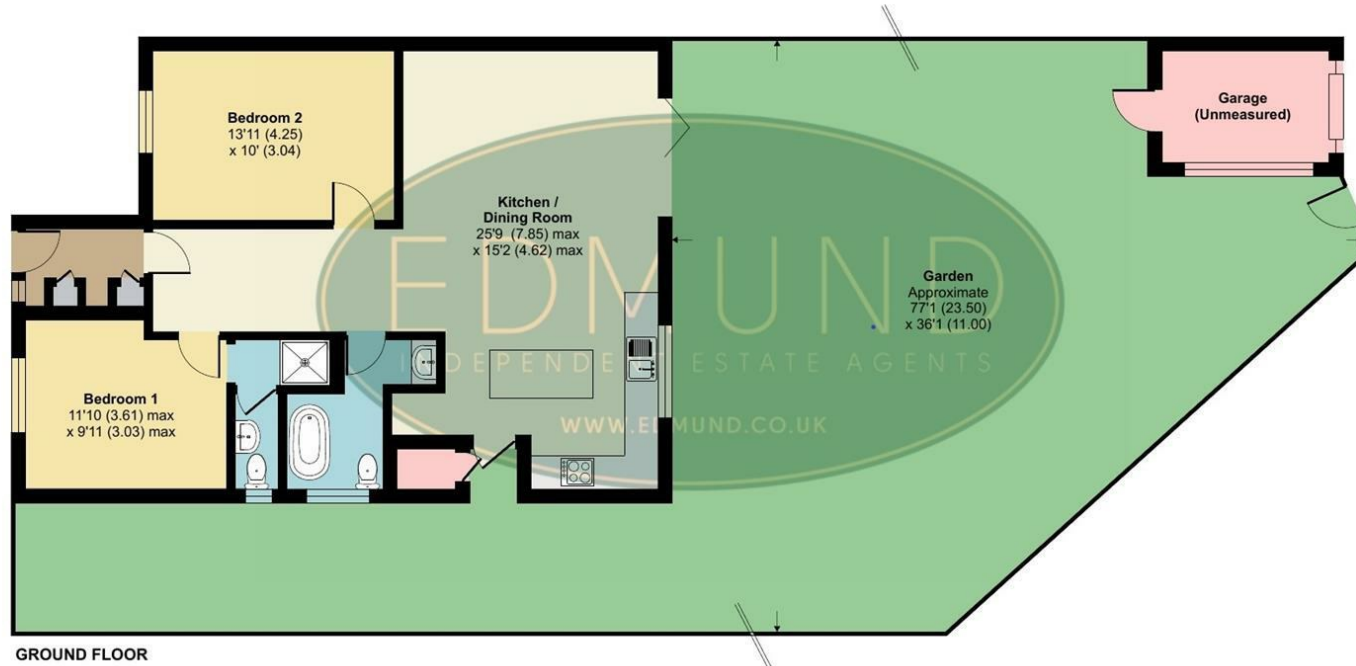
Green Street Green, Orpington, BR6

Approximate Area = 851 sq ft / 79 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 859 sq ft / 79.7 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 2025. Produced for Edmund Estate Agents. REF: 1283275

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	

01689 821904

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