



6 Hillview Crescent, Orpington, Kent, BR6 0SL
Guide Price £900,00 to £900,000 Freehold

6 Hillview Crescent, Orpington,
Kent, BR6 0SL

- 3 Bedrooms
- Cul de sac
- Recently refurbished
- Premier road
- Bathroom + Separate WC
- Double Glazing & Gas C/H
- Approx 160' gdn
- Close to Stn & High St
- No Chain
- Sole agents



Guide Price £900,000 to £925,000 A fine example of a character style 3 bed detached house enjoying an elevated position and situated at the end of a cul-de-sac. Orpington Station, and High Street are but a short walk away. This is an ideal family home with well planned accommodation which has been recently refurbished and decorated. Outside there is a rear garden measuring about 160 x 60 which enjoys a high degree of natural seclusion and enjoys a westerly aspect. There is also a garage with private drive and some lovely views to front from upstairs. This property is offered with the advantage of no onward chain. Internal viewing strongly recommended.

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

Council Tax Band: "F"

EPC Rating: "D"

Total Square Meters: 98.

Total Square Feet: tbc approx. 1033

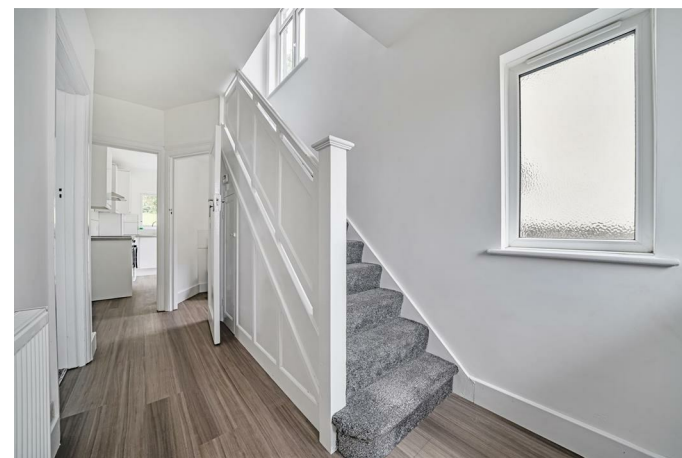
Room Dimensions: As per floorplan

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

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.



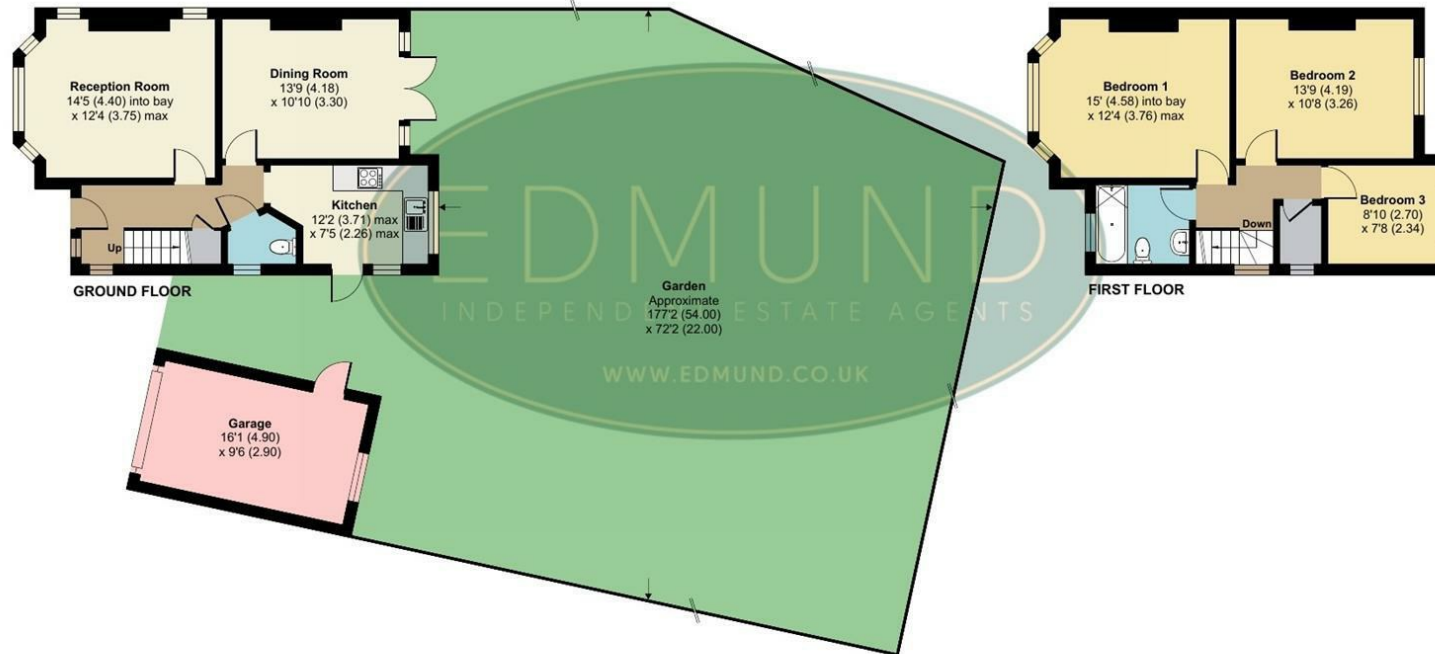
Hillview Crescent, Orpington, BR6

Approximate Area = 1060 sq ft / 98.4 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1213 sq ft / 112.6 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: 1284543

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		86
(69-80) C		
(55-68) D	62	
(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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