



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	



**54 Grasmere Gardens  
Orpington**

**£500,000  
Freehold**

Recently refurbished and beautifully presented, three bedroom bungalow in the popular Grasmere Gardens just half a mile from Locksbottom. Great sized rear garden, driveway with parking for two cars, potential to extend STUPP. No forward chain.

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

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**TEMPLE WHARF**  
PROPERTY CONSULTANTS





- Three Bedroom Bungalow
- Recently Repainted Throughout
- New Carpets
- Modern Kitchen with Appliances

- Great Sized Rear Garden
- Potential to Extend up and out STUPP
- No Forward Chain

This wonderful three bedroom bungalow is beautifully presented having just been repainted throughout with new carpets laid. So there's nothing for you to do unless you're looking for a property that can grow with you. Many of the other properties in the road have created a first floor and extended to the rear but don't worry if major works aren't your thing, because this property already boasts a 64sqmtr footprint.

Two of the bedrooms are doubles with the third being a good sized single. The master has a fabulous sky light and walk in storage with plumbing in place for the creation of an en-suite.

The open plan L-shaped lounge, diner and kitchen offer plenty of space for the three areas to be separately defined yet keeping a great flow leading you to the heart of any home, the kitchen! Offering a great range of wall and base units for plenty of storage and work surface space with integrated fridge/freezer and dishwasher as well as a free standing washing machine, so there won't be any heavy lifting of appliances or expensive outlays when you move in.

Grasmere Gardens is a very popular residential address located approximately half a mile from local shops and restaurants in Locksbottom and a similar distance to Darrick Wood junior and senior schools, as well as being served by the selective schools of St. Olave's for boys and Newstead Woods for girls. Local transport links are good with a regular bus service from the Crofton Road running to Orpington mainline station and good links via the A21 to the M25.

