



GUIDE PRICE

**£320,000**

**Petersham Gardens**

Orpington, BR5 2QA

## PROPERTY SUMMARY

\*GUIDE PRICE £320,000 - £340,000\*

Offered to the market CHAIN FREE is this fantastic three bedroom house on a quiet residential street in Orpington. Petersham Gardens is the perfect property for first time buyers and investors alike. On the ground floor, a spacious front reception room and large kitchen/diner with views out onto the garden. The first floor consists of two double bedrooms, a single bedroom and the family bathroom.

Locationwise, the property is perfectly located for local transport links, with St Mary Cray station being just 0.7 miles away offering fast links into The City. There are also a selection of well regarded local schools nearby such as St Peter and St Paul Catholic Primary School (0.4 miles), Leesons Primary School (0.5 miles) and Midfield Primary School (0.7 miles). Early viewing is recommended to avoid disappointment. EPC: C

COUNCIL TAX - D

Freehold

Construction - Traditional

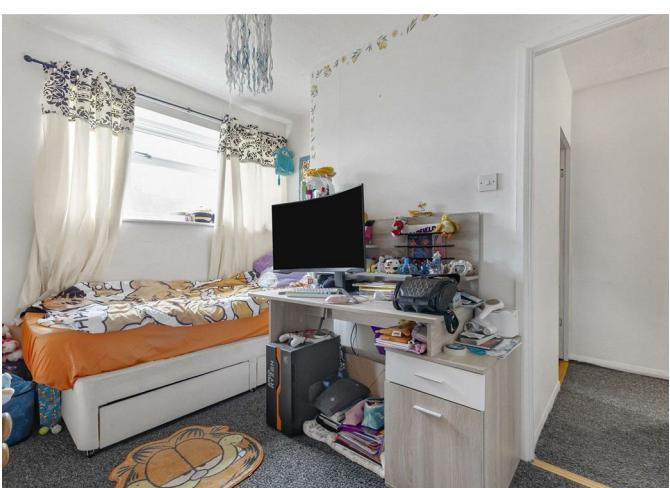
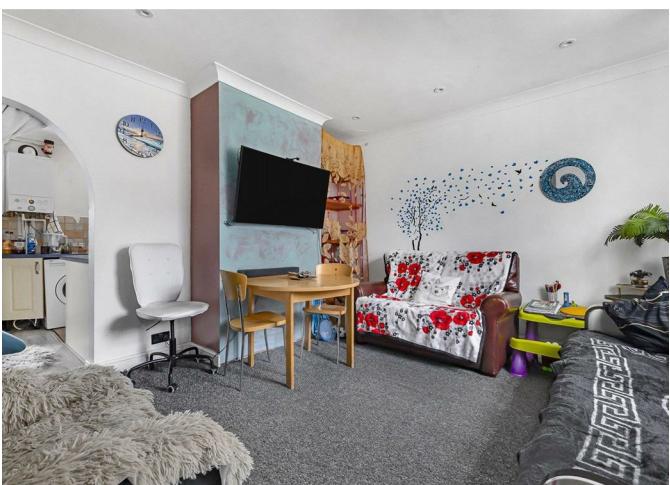
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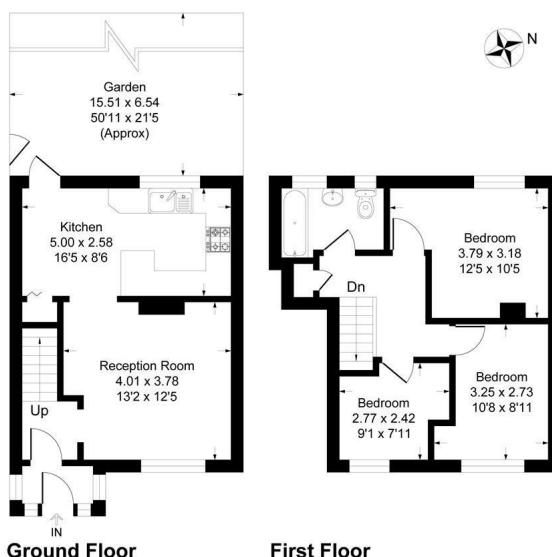






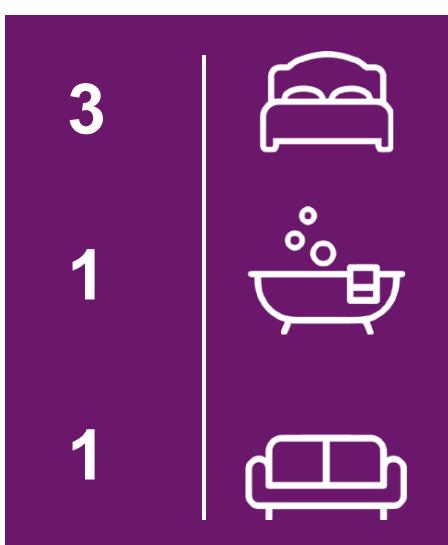
### Petersham Gardens, BR5

Approximate Gross Internal Area 70.2 sq m / 756 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	70	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC RATING: C COUNCIL TAX BAND: D**

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