



  
**YOUR MOVE**  
O'Neil

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Buttermere Road, Orpington, Kent

Offers Over £275,000

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## DESCRIPTION

YOUR MOVE O'NEIL are offering this well proportioned end terrace home in a residential cul de sac. The property offers two double bedrooms, spacious Lounge/Dining Room, Gas Central Heating, Garden to Rear with side pedestrian access from the front. Viewing Highly Recommended! EPC Band D

## ENTRANCE HALL

Part glazed door, cupboard with gas boiler, radiator, stairs to first floor.

## LOUNGE

## KITCHEN

10'9 x 5'9 Window to front, wall and base cabinets, work surfaces, inset 1 1/4 sink, radiator, space for cooker, washing machine and fridge/freezer.

## FIRST FLOOR LANDING

Loft access

## BEDROOM 1

11'8 x 10'10 inc cupboard Window to front, radiator, built in cupboard, fitted wardrobes.

## BEDROOM 2

9'6 plus wardrobes x 9' Window to rear, radiator, fitted wardrobes.

## BATHROOM/WC

Window to side, panelled bath with electric shower, pedestal basin, low flush wc, tiled walls, radiator.

## FRONT GARDEN

Parking space to front, side pedestrian access with gate to rear garden.

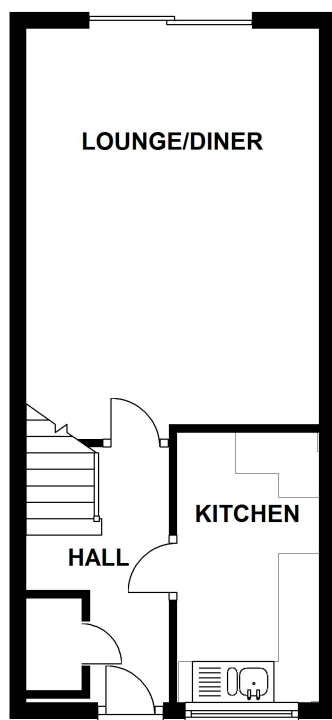
## REAR GARDEN

Patio, lawn, garden shed.

## FLOOR PLAN

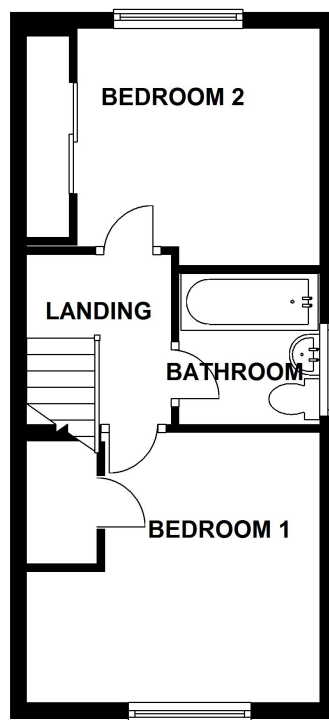
### GROUND FLOOR

APPROX. 29.7 SQ. METRES (319.6 SQ. FEET)



### FIRST FLOOR

APPROX. 29.7 SQ. METRES (319.6 SQ. FEET)



TOTAL AREA: APPROX. 59.4 SQ. METRES (639.3 SQ. FEET)





## Thinking of moving?

With our local knowledge and experience plus the backing of the national network you get the best of both worlds.

- The largest single estate agency brand\*
- Most visited estate agency website in the UK\*\*
- Professional, fully trained staff.
- Flexible marketing package

\*Based on branch numbers shown on competitor websites. \*\*Nielsen, Feb 2012

**Contact your local branch for details**





YOUR NOTES:

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- The most visited estate agency website<sup>2</sup> in the UK
- Professional, fully trained staff
- One Stop Shop

EA09648 01/2012

Contact your local branch for more details

<sup>1</sup>Based on branch numbers shown on competitors websites, Oct 2011. <sup>2</sup>Hitwise Nov 2011.



The Energy Performance Certificate (EPC) for this property will appear here as soon as it is available.

The EPC contains information about the energy efficiency of the property.

**IMPORTANT:** This is a sample of an EPC report only and does not in any way relate to the property for sale



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#### Mortgage & Financial Advice

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

#### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

#### Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

#### All Measurements

All Measurements are Approximate



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[www.your-move.co.uk](http://www.your-move.co.uk) - The UK's most visited estate agency website\*



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