



28 Hilda Vale Road, Orpington, BR6 7AN

Offers In The Region Of £980,000

- Five bedrooms
- Attractive rear Garden
- Three Bathrooms
- Locksbottom Village Close By
- Nearly 2000 Sq Ft
- EPC Rating C

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Offering just under 2000 square feet of living space and positioned along a highly desirable road is this five bedroom semi detached house.

Located within easy reach of the picturesque village of Locksbottom as well as the catchment area for some of the boroughs most sought after schools. Having recently undergone an extensive refurbishment programme it now offers a large reception room plus a 22'4 kitchen/diner which overlooks the newly laid lawned garden which is complimented with mature trees. The ground floor is completed with a shower room, utility room and a home office that could quite easily adapt to an annex. The first floor has four bedrooms that are all double in size plus a family bathroom. The top floor is where you will find the principle bedroom with an en suite bathroom. A truly stunning family home that is quite simply impeccable with what it offers.



Council Tax Band: E





Viewings

Viewings by arrangement only.
Call 0208 859 1100 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(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	