



16 Kingsley Road, Orpington, Kent, BR6 6AX

GUIDE PRICE £450,000-£475,000

Nestled on Kingsley Road this delightful terraced cottage offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or professional couples. The property boasts two modern ensuites and a downstairs toilet.

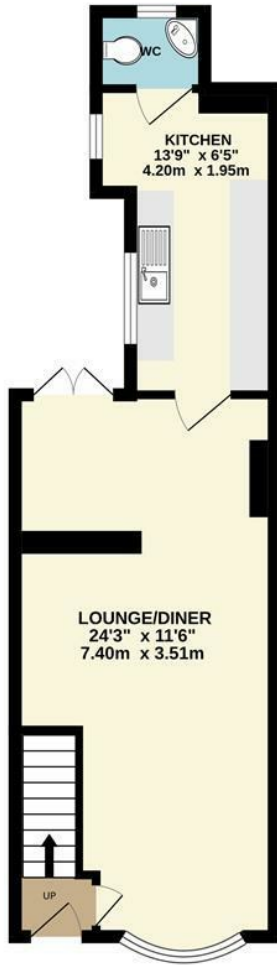
Situated in the desirable Green Street Green neighbourhood, this cottage is surrounded by excellent local schools, making it an attractive option for families with children. Additionally, the proximity to local shops means that everyday amenities are just a short stroll away, enhancing the overall appeal of this location.

The inviting atmosphere of this home, combined with its practical layout, makes it a wonderful choice for anyone looking to settle in a friendly community. Whether you are a first-time buyer or seeking a new family home, this property on Kingsley Road is sure to meet your needs. Don't miss the opportunity to make this charming cottage your own.

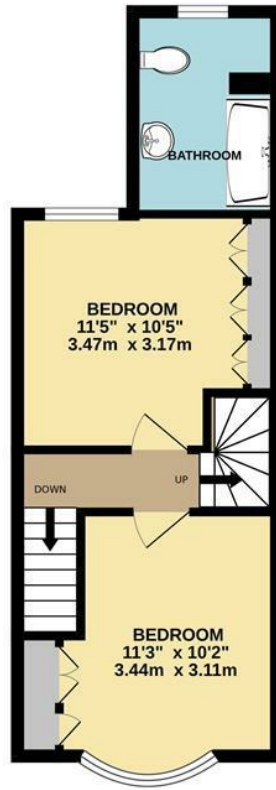
- Green Street Green
- Cottage
- Two Ensuites.
- Good transport links
- Good local shops
- Good schools
- Council Tax D
- EPC D

£450,000

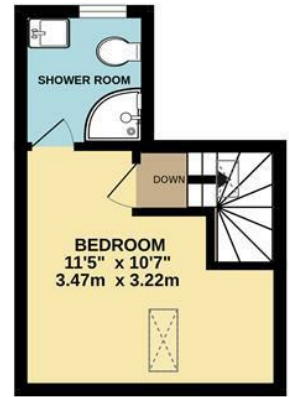
GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |