



26 Red Cedars Road, Orpington, BR6 0BX
£525,000

26 Red Cedars Road, Orpington,
BR6 0BX

- Well Presented Family Home
- Three Bedrooms & First Floor Bathroom
- Off Road Parking & Private Garden
- Excellent Location & Crofton School Catchment
- CHAIN FREE SALE



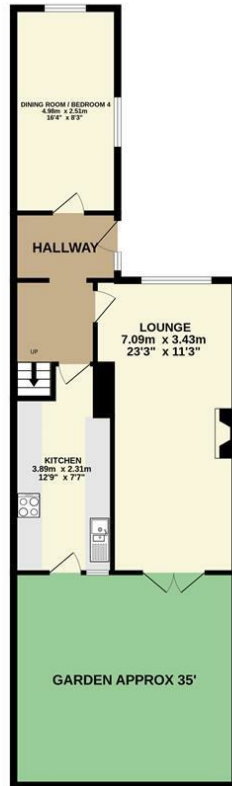
A well presented, three bedroom terraced family home, which is offered to the market on a chain free basis. The property is set within this sought after, no through road location, within reach of the outstanding Crofton Schools, both Petts Wood and Orpington stations and a host of local shops and further transport links. The property has off road parking to the front, a spacious hallway, a good size lounge and modern kitchen. The garage has been converted in to an internal space, currently arranged as a dining room, however it could be utilized as a 4th bedroom or home office. On the first floor there are three bedrooms and a family bathroom. Externally the property features a private rear garden with an entertaining patio.



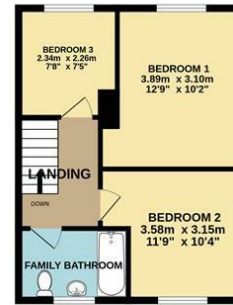
Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

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

79

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01689 819991

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