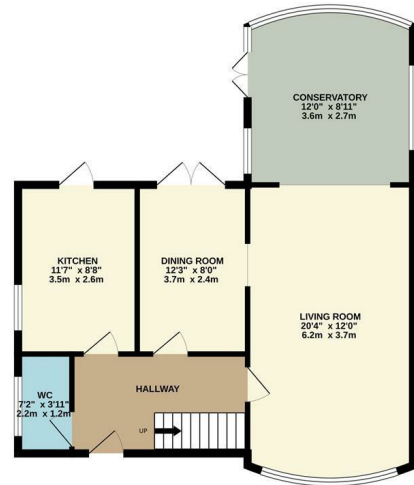


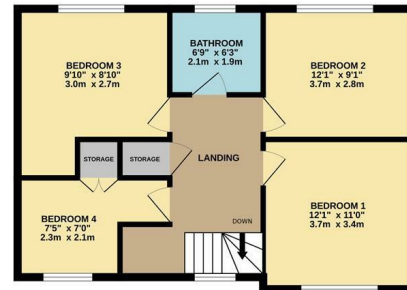
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.8 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.
Made with Metrepx ©2023

OLEANDER CLOSE
ORPINGTON BR6 7TQ

£2,850 Per month



rightmove.co.uk
The UK's number one property website

Zoopa.co.uk

MLM
MURRAY • LEE • MCKENZIE
ESTATE AGENTS

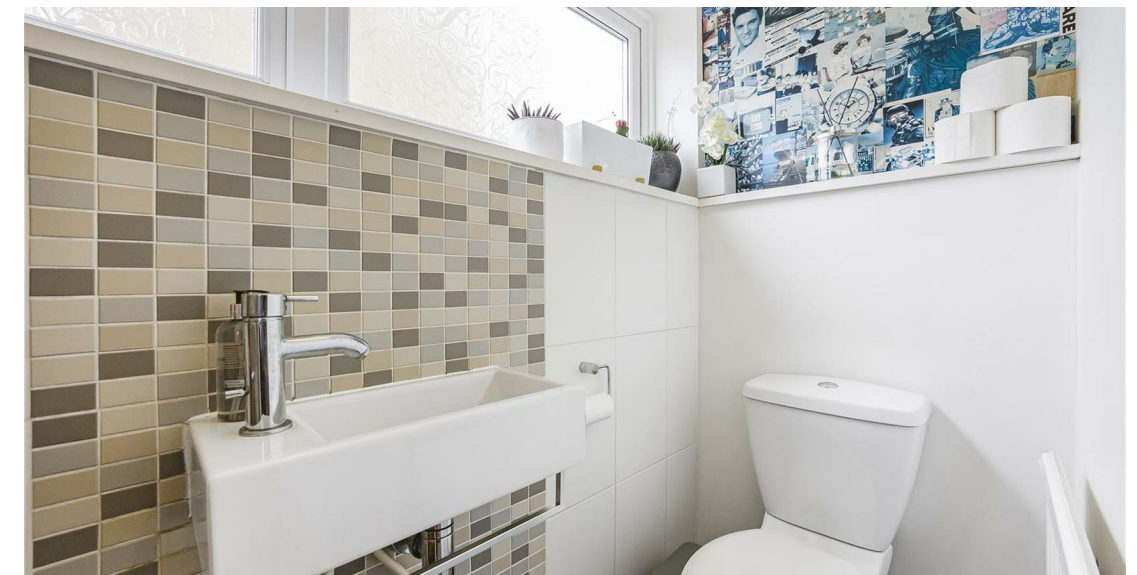
22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlstateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

MLM
MURRAY • LEE • MCKENZIE
ESTATE AGENTS



Welcome to your dream home nestled at the end of a tranquil cul-de-sac, where serenity and nature intertwine to create a haven of peace. This stunning 4-bedroom detached house is a true embodiment of elegance and warmth, inviting you to embark on a journey of comfort and contentment.

As you approach this enchanting property, you are greeted by the gentle rustle of leaves and the scent of blossoming flowers from nearby nature trails and woodlands, providing an idyllic backdrop for your daily adventures and leisurely strolls.

Step inside, and you are instantly captivated by the harmonious blend of contemporary design and timeless charm. The spacious interior unfolds before you, exuding a welcoming aura that embraces every visitor. Bathed in an abundance of natural light, the atmosphere is imbued with a sense of tranquility and harmony.

On the ground floor, a convenient downstairs WC offers practicality and ease, while two reception rooms provide versatile spaces for both relaxation and entertainment.

As you venture further, a delightful conservatory awaits, offering panoramic views of the picturesque surroundings. Here, you can immerse yourself in the beauty of nature while indulging in a cup of tea or basking in the warm embrace of sunlight throughout the year.

The allure of the natural surroundings beckons you to explore and discover the wonders of the great outdoors, which are right at your doorstep, from the nearby nature trails and woodlands.

This remarkable home is ideally located within the catchment area for prestigious boys and girls grammar schools, while also being in close proximity to exceptional primary schools, ensuring a top-notch education for every member of the family.

Available June 2026

4 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

OLEANDER CLOSE

ORPINGTON BR6 7TQ

- FOUR BEDROOM DETACHED
- TANDEM GARAGE AND PARKING
- STUNNING CONDITION THROUGHOUT
- DOWNSTAIRS WC
- QUIET CUL DE SAC
- CLOSE TO NATURE TRAILS/WOODLAND
- CLOSE TO GREAT SCHOOLS
- EPC - D
- 1289 SQ FT
- COUNCIL TAX BAND F/AVAILABLE JUNE 26

