



165 Poverest Road, Orpington, BR5 2DY

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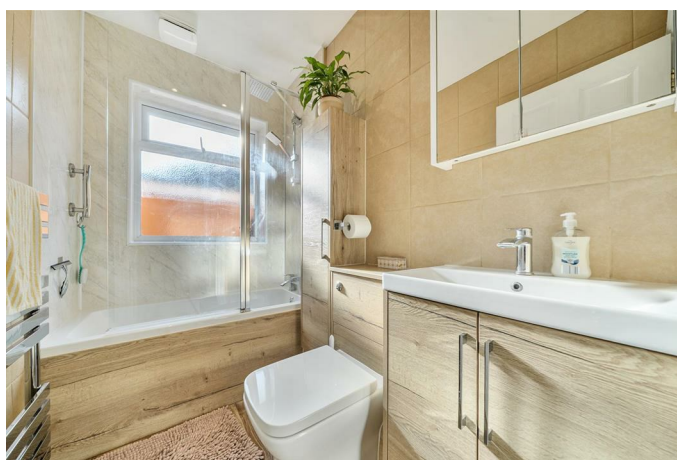
- Detached Bungalow Offering Three Bedrooms
- Separate Shower & Bathroom
- Good Size Plot With a South Facing Garden & Well Presented Decked Patio
- Sizable Thru Lounge & Dedicated Dining Space
- Beautiful Modern Kitchen
- Excellent Location for Petts Wood & Orpington



Rarely available is this spacious three bedroom, two bathroom detached bungalow, which is positioned well for access to Petts Wood, Orpington (Both the mainline station access) and excellent shopping facilities found at the Nugent Retail Park. The property is set upon a wide South facing plot and having been extended to the rear offers buyers a sizable thru lounge, a dining area across the rear which in turn leads to a beautifully appointed kitchen with access out on to a private decked entertaining space. Further to this there are three bedrooms, a full bathrooms and a separate shower room, plus access to a garage and off road parking. For those seeking a garden, this property has a good size South facing garden offering maturity and seclusion. The property is located well for access to a selection of local schools and local amenities. We find detached bungalows are hard to find and very popular, so with this in mind call today to arrange your viewing.

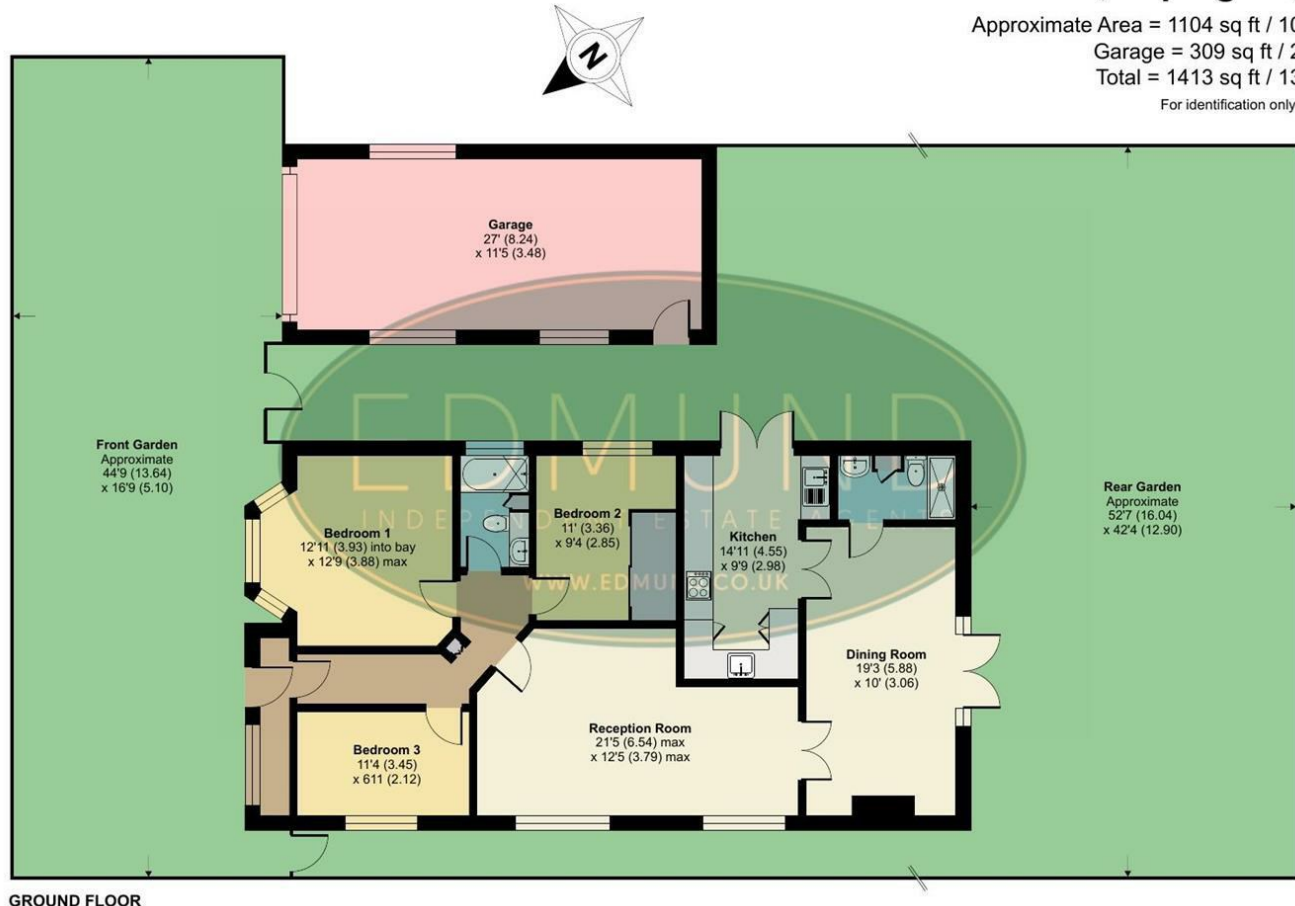
Viewing

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.



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Approximate Area = 1104 sq ft / 102.5 sq m
 Garage = 309 sq ft / 28.7 sq m
 Total = 1413 sq ft / 131.2 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Edmund Estate Agents. REF: 1503678

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	74	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

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