



42 Craven Road, Orpington, Kent, BR6 7RT

*****Guide Price £700,000-£750,000*****

Nestled in the charming area of Craven Road, Orpington, this delightful detached house presents an excellent opportunity for those seeking a new home. The property is chain free, allowing for a smooth and efficient purchase process, which is particularly appealing for prospective buyers.

While the specifics of the square footage are not detailed, the detached nature of the house suggests a sense of privacy and space that is often sought after in residential properties. Orpington is known for its friendly community atmosphere, excellent local amenities, and convenient transport links, making it an ideal location for families and professionals alike.

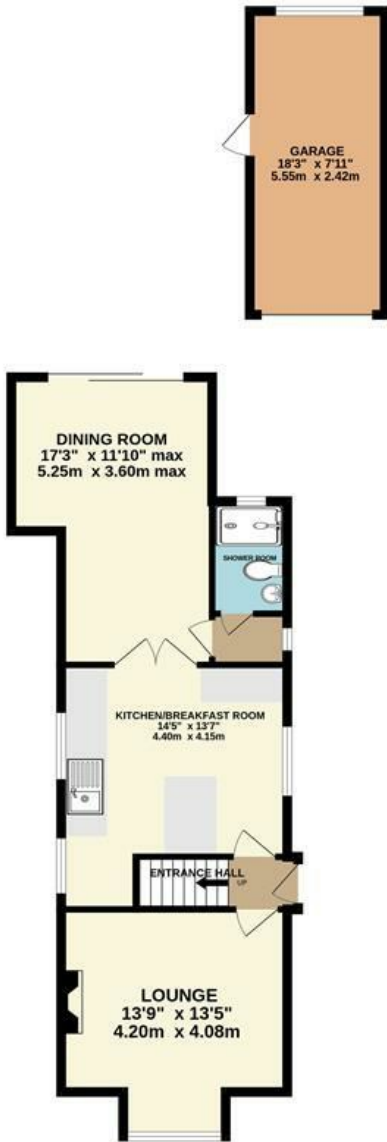
This property offers the potential for personalisation and enhancement, allowing you to create a living space that truly reflects your style and needs. With the freedom that comes from a detached home, you can enjoy both indoor and outdoor living, perfect for entertaining or simply relaxing in your own sanctuary.

In summary, this detached house on Craven Road is a promising prospect for anyone looking to settle in a vibrant and welcoming area. With its chain-free status, it is ready for you to make it your own. Do not miss the chance to explore this wonderful opportunity in Orpington.

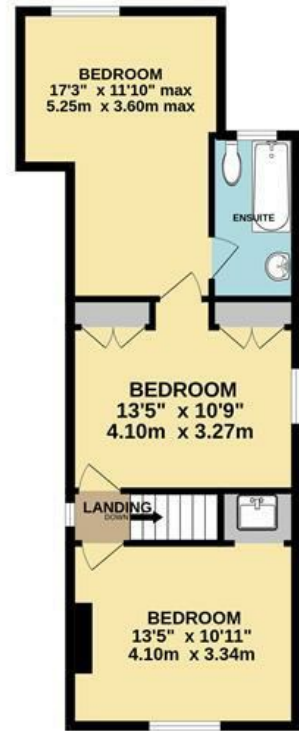
£700,000

- CHAIN FREE
- Downstairs shower room
- En-suite to master
- Mature rear garden
- Garage
- Walking distance to Goddington Park
- Close to transport links
- Close to High Street
- EPC - D
- Council Tax - F

GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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			
(69-80) C			
(55-68) D		57	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		