



## 7 Gleeson Drive, Orpington, Kent, BR6 9LJ

Nestled in the charming area of Gleeson Drive, Orpington, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three spacious reception rooms, this property offers ample space for both relaxation and entertainment. The versatile layout allows for a variety of uses, whether you envision a cosy living room, a formal dining area, or a playroom for the children.

The house boasts three well-proportioned bedrooms, providing comfortable accommodation for family members or guests. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The semi-detached nature of the property ensures a sense of privacy while still being part of a friendly neighbourhood.

Situated in Orpington, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to London and other nearby towns.

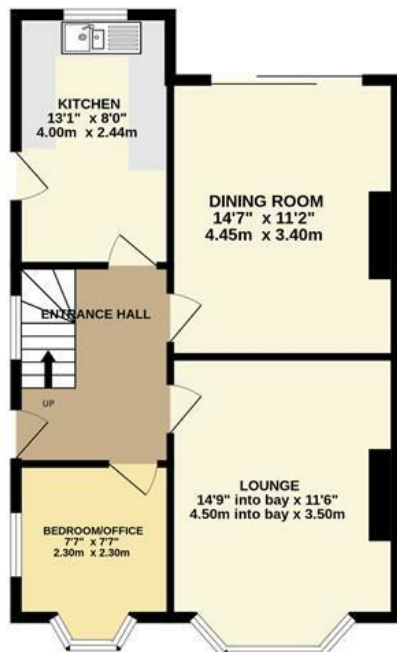
This property is a wonderful canvas for those looking to create their ideal home in a sought-after location. With its generous living space and potential for personalisation, this semi-detached house on Gleeson Drive is not to be missed.

- CHAIN FREE
- Potential to extend (STPP)
- Semi-detached
- Garage
- Mature rear garden
- 1 mile to Orpington Station
- Walking distance to local shops
- Walking distance to outstanding schools
- EPC- TBC
- Council Tax- E

**£625,000**

GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	