



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		74	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		74	77
	EU Directive 2002/91/EC		

## Helegan Close | Orpington | BR6

£380,000 Freehold

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Delightful mid-terrace house

Warren Road School catchment

2 Double bedrooms both with en-suites

Spacious lounge/diner

Modern kitchen

Downstairs cloakroom

2 Parking bays

Pleasant rear garden

£380,000 Freehold



Conveniently located within the popular Maples Development is this delightful mid-terrace house. The property benefits from being situated within the catchment area for the highly regarded Warren Road Primary School, also both Orpington and Chelsfield Stations are within easy access. Internally, the property comprises a bright and spacious lounge/diner leading to a modern fitted kitchen overlooking the rear garden, also to the ground floor is a guest cloakroom. Upstairs, you will find two good size double bedrooms, both boasting en-suite bathrooms. The rear garden is pleasant with a decking area perfect for entertaining family and friends, a traditional lawn plus wooden storage shed. To the front of the property there is a parking bay and a further parking bay is provided in the close. The property has been well-maintained, benefitting from both double glazing and gas central heating throughout. Appealing to first time buyers, buy-to-let investors and homeowners alike, this property is offered onto the market with the benefit of no onward chain. We highly recommend your immediate attention to avoid certain disappointment.

## Helegan Close, Orpington, BR6



### Porch

1.26m x 1.09m (4'2" x 3'7")

Double glazed front door to side, coved ceiling, laminated wood flooring.

### Lounge/ Diner

5.79m x 3.84m (18'12" x 12'7")

Double glazed window to the front, feature fireplace, stairs leading to first floor with large alcove under, coved ceiling, radiator, laminated wood flooring.

### Kitchen

3.03m x 1.92m (9'11" x 6'4")

Double glazed window to the rear, extensive range of matching wall and base units, cupboards and drawers, sink unit with swan neck mixer tap, extensive working surfaces with splashback tiling, integrated hob and oven with extractor hood over, plumbing for washing machine, space for fridge freezer, vinyl flooring.

### Cloakroom

1.70m x 0.81m (5'7" x 2'8")

Double glazed frosted window to the rear, low-level W.C., corner wash hand basin with splashback tiling, radiator, laminated wood flooring.

### Landing

Access to insulated loft, fitted carpet.

### Bedroom One

2.87m x 3.85m (9'5" x 12'8")

Double glazed window to the front, cupboard housing water cylinder, radiator, fitted carpet. Door to:-

### En-suite Shower Room

1.07m x 1.87m (3'6" x 6'2")

Low-level W.C., wash hand basin in vanity unit, shower cubicle, extractor fan, radiator, vinyl flooring.

### Bedroom Two

2.54m x 3.84m (8'4" x 12'7")

Double glazed window to the rear, radiator, fitted carpet. Door to:-

### En-suite Bathroom

1.92m x 1.88m (6'4" x 6'2")

Panelled bath, low-level W.C., wash hand basin in vanity unit, half tiled walls, extractor fan, radiator, vinyl flooring.

### Rear Garden

Decking area, traditional lawn, wooden shed.

### Front Garden

Parking bay to the front.

