



23 Old Hill, Orpington, BR6 6BW

Nestled in the charming area of Old Hill, Orpington, this delightful mid-terrace cottage offers a perfect blend of comfort and tranquillity. Spanning an inviting 797 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retreat.

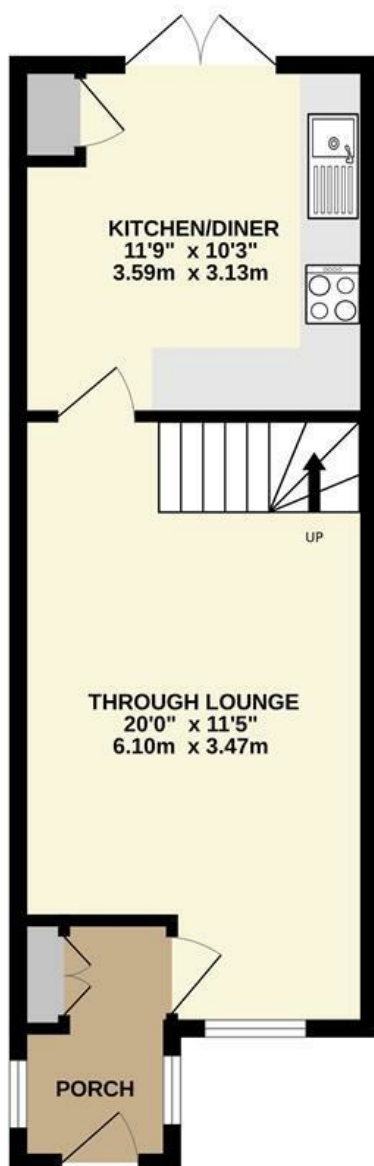
The semi-rural location enhances the appeal of this home, providing a serene environment while still being conveniently close to local amenities. Residents can enjoy the best of both worlds, with the beauty of nature at their doorstep and the conveniences of urban living just a short distance away.

This charming cottage is not just a house; it is a place where memories can be made. With its quaint character and inviting atmosphere, it presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. Do not miss the chance to make this lovely property your new home.

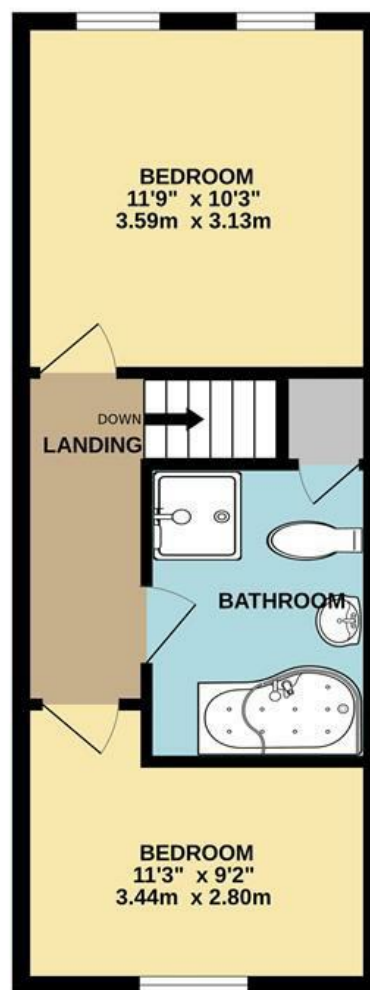
£425,000

- Pretty Cottage
- Two Bedrooms
- Semi Rural Location
- Upstairs Bathroom
- Kitchen/ Diner
- Council Tax D
- EPC to be confirmed.
- Close to local amenities
- Gas fired central heating
- High Elms Country Park closeby

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.4 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	