PAUL COLYER

paul.colyer@expuk.com
paulcolyer.expuk.com
07948 081 918 / 01689 471 041

117 Oakdene Road,

£315,000

2 1 1









An excellent opportunity to acquire this beautifully presented two-bedroom ground floor maisonette, situated in the popular Oakdene Road area of Orpington with private front and rear gardens with its own secluded gated entrance.

Offered to the market in excellent condition throughout, with the added benefit long lease, this property makes an ideal first-time purchase or buy-to-let investment. The accommodation is well proportioned and thoughtfully arranged, comprising a bright and spacious living room, a fitted kitchen, two good-sized bedrooms and a modern family bathroom.

The property offers a practical layout with comfortable living space, making it perfectly suited to first-time buyers, downsizers and investors alike. Externally, the property further benefits from its own private garden, providing an ideal space for outdoor dining, entertaining or simply relaxing during the warmer months.

Conveniently positioned in a popular residential location, Oakdene Road offers easy access to local shops, parks and St Mary Cray mainline station, making it an attractive choice for commuters and those seeking everyday convenience.

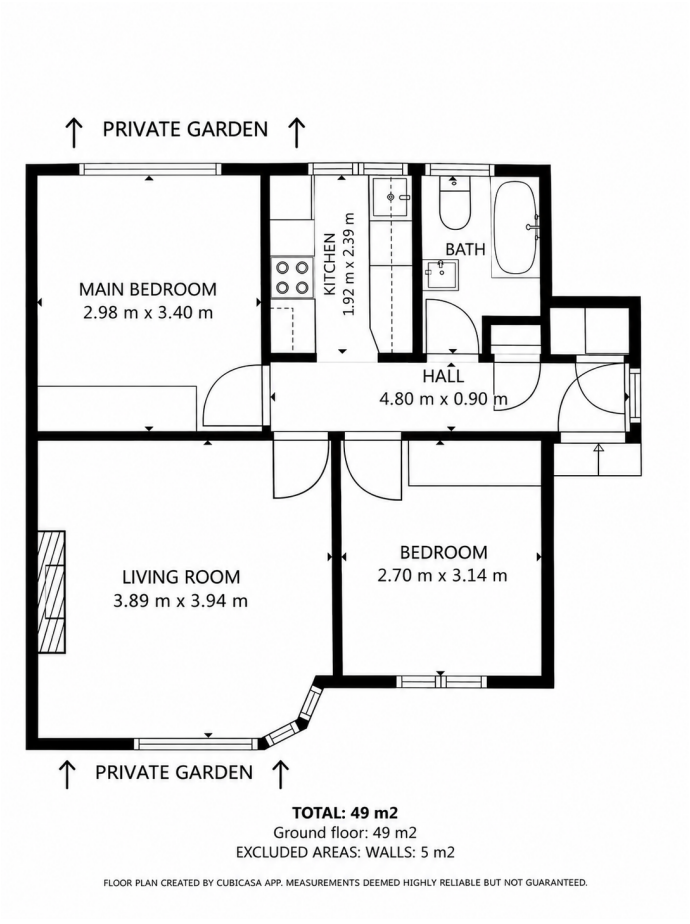
eXp World UK Limited is a registered company at C/O Corporation Service Company (Uk) Limited, 114 St. Martin's Lane, London, WC2N 4BE.

Registered company Number is 12016573. VAT registration number is 327 4120 29.

PAUL COLYER

paul.colyer@expuk.com
paulcolyer.expuk.com
07948 081 918 / 01689 471 041

- Beautifully presented two-bedroom ground floor maisonette
- Private front and rear gardens with its own secluded gated entrance
- Bright and spacious accommodation
- Ideal First-Time Purchase or Buy-to-Let Investment
- Council Tax Band C
- Excellent condition throughout
- Circa 125 years remaining on the lease
- Conveniently located for St Mary Cray station and local transport links
- Close to local schools, amenities and a large park
- EPC has been commissioned and the rating will be made available upon receipt.



TOTAL: 49 m2
Ground floor: 49 m2
EXCLUDED AREAS: WALLS: 5 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

eXp World UK Limited is a registered company at C/O Corporation Service Company (Uk) Limited, 114 St. Martin's Lane, London, WC2N 4BE.

Registered company Number is 12016573. VAT registration number is 327 4120 29.