

Sinclair  Hammelton



GUIDE PRICE

£675,000

Craven Road

Orpington, BR6 7RT

PROPERTY SUMMARY

GUIDE PRICE £675,000 - £700,000

Sinclair Hammelton are delighted to present this attractive and characterful 3 bedroom, 2 reception room and 2 bath/shower room detached house, situated within the ever-popular Craven Road on the cusp of the countryside but equally well-located for transport links and amenities.

Internally, to the ground floor, you will find; a cosy double-aspect and box-bay fronted lounge to the front (also featuring an attractive fireplace), a central charming and bespoke open-plan kitchen/breakfast room which again is double-aspect and features; a central island, an array of units as well as an attractive exposed brick feature wall area, further reception space in the form of a dining room to the rear and finally a shower room.

The first floor comprises three well-proportioned bedrooms, two of which are inter-connecting, and with Bedroom 1 benefitting from both an attractive floor-to-ceiling window over-looking the rear garden as well as an en-suite. The front bedroom also benefits from a sink area with the middle bedroom featuring charming built-in storage space.

3



2



2







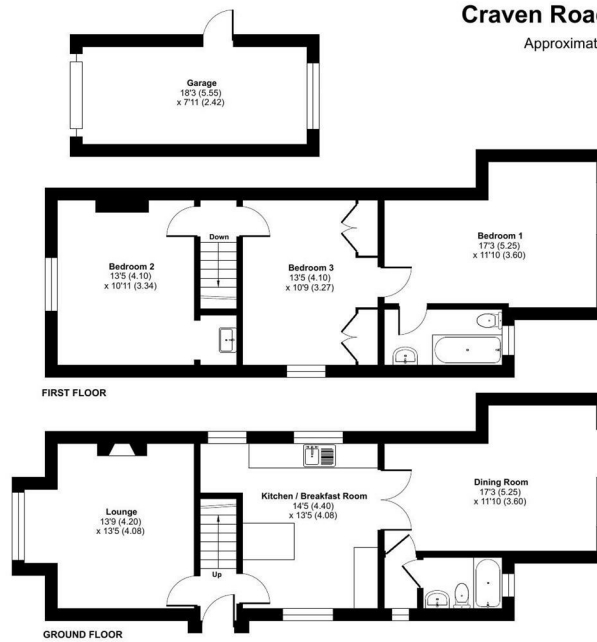
Craven Road, Orpington, BR6

Approximate Area = 1167 sq ft / 108.4 sq m

Garage = 145 sq ft / 13.5 sq m

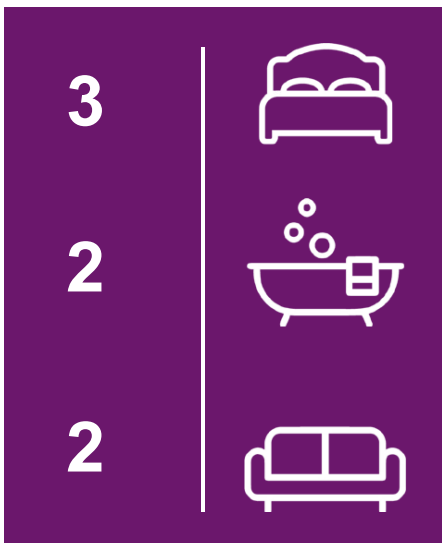
Total = 1312 sq ft / 121.9 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © richcom 2025 by a third party.
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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		
	57	75
England & Wales		
	EU Directive 2002/91/EC	

EPC RATING: D COUNCIL TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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