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SALES & LETTINGS



Robin Hood Green

Orpington, BR5 2AS

A well-presented three-bedroom chain free semi-detached home



22 Robin Hood Green

Guide Price: £500,000 - £525,000

Chain Free

This well-presented three-bedroom semi-detached home sits on a generous plot in a popular residential pocket of St Mary Cray. The rear garden is a real standout, while a driveway at the front takes care of off-street parking. Inside, the ground floor offers two separate reception rooms and a fitted kitchen. A ground-floor WC and a useful store cupboard round off the downstairs layout.

Upstairs there are three bedrooms — two comfortable doubles and a good-sized third — served by a family bathroom with a bath and separate shower. The house has been looked after and is perfectly liveable as it stands, but there's also scope to put your own stamp on it. With an EPC rating of C and Council Tax band D, the running costs are sensible for a home of this size.

Location-wise, it's a strong one for commuters. St Mary Cray station is under a mile away for direct services into London. Petts Wood and Orpington stations are also both within 1.5 miles, providing more direct routes into London in as little as 15 minutes. For drivers, the A20 and M25 are both within easy reach. Families are well served by a cluster of well-regarded primary schools nearby — St Paul's Cray CE, Manor Oak, Poverest and Perry Hall among them — with the open green space of Poverest Park and St Mary Cray Recreation Ground just down the road. Nugent Shopping Park and everyday amenities on Cray Avenue complete the picture.

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.

- Three bedrooms including two doubles
- Two separate reception rooms
- Fitted kitchen with direct access out to the garden
- Large private rear garden
- Private driveway providing off-street parking
- Ground-floor WC and additional store cupboard
- St Mary Cray station within easy reach for direct trains into London
- Nugent Shopping Park within a mile
- Cluster of sought-after primary schools nearby
- Petts Wood & Orpington stations also within 1.5 miles







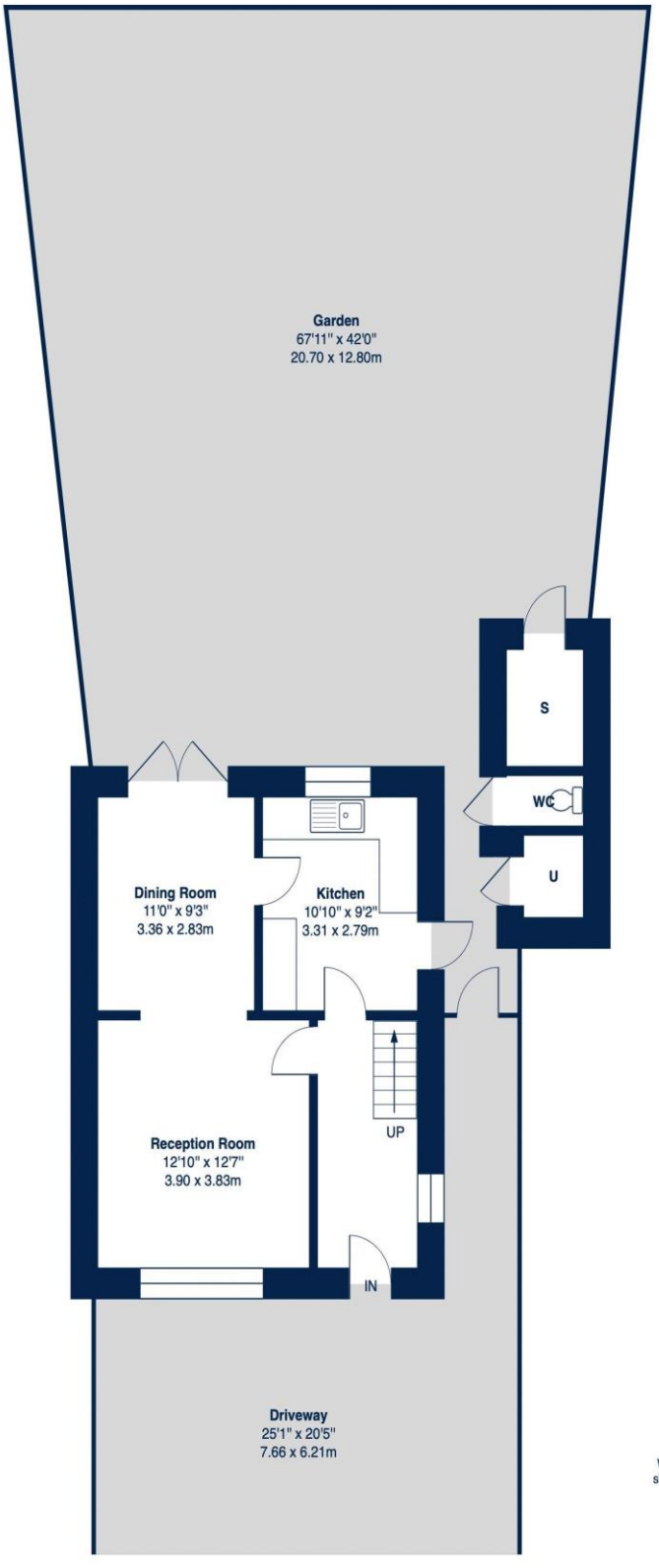




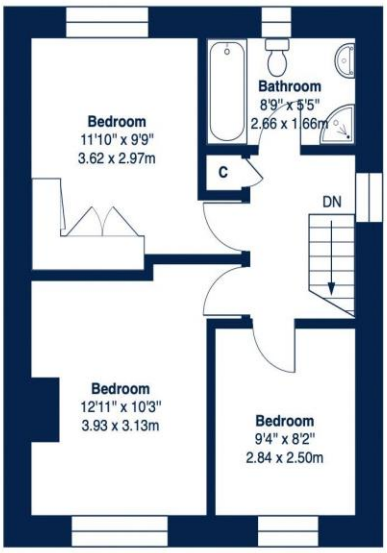






Ground Floor



First Floor

Robin Hood Green, BR5

Approximate Gross Internal Area:
926 sq ft / 86.1 sq m

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Disclaimer
We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



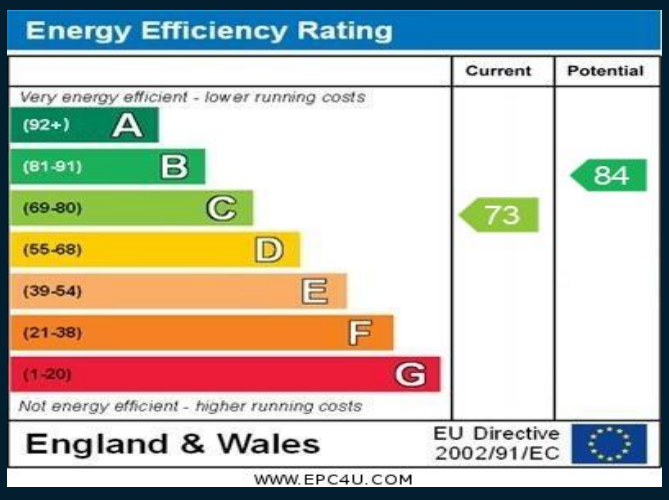
Additional Information

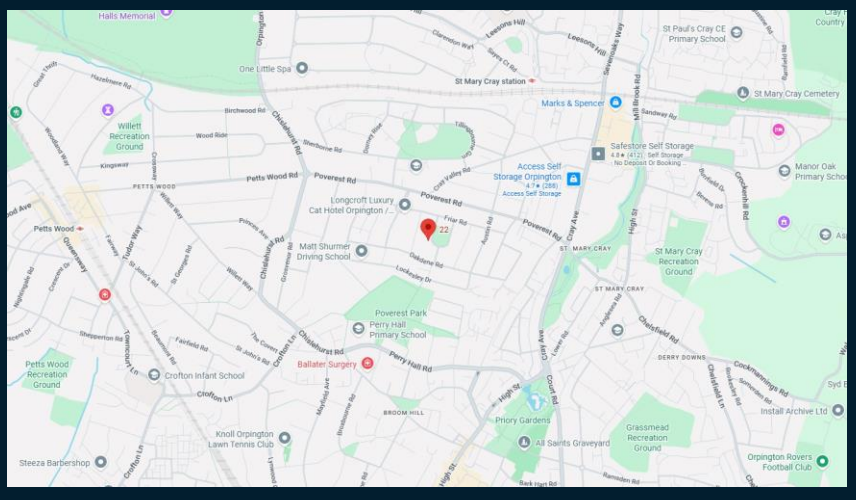
Council Tax Band - D

EPC Rating - C

Location - Orpington

Viewing - Via Browne Estates





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