



71 Andover Road | Orpington | BR6

£450,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

- Attractive terraced home
- Walk to Station
- Bright lounge
- Modern fitted bathroom & Sep WC
- Enviably school catchment
- 2 double bedrooms
- Spacious kitchen/dining room
- Guest cloakroom



STUNNING TERRACED HOUSE IN A VERY ENVIABLE LOCATION. This attractive middle terraced house offers deceptively spacious accommodation for a young family. Situated in a very convenient and popular location, being within easy walk of popular schools and Orpington BR Station. Local shops and services are provided for in Petts Wood, Locksbottom as well as Orpington High Street. The accommodation on offer is truly impressive with 2 double bedrooms, both with wardrobes, a modern fitted bathroom and a separate WC on the first floor. The ground floor is bright and airy with a spacious lounge which opens onto a sunny aspect garden, a modern fitted kitchen come dining room and a guest cloakroom. The rear garden is perfect for a young family with a patio area and traditional lawn. To the front of the property one will find ample paved parking space for 2 vehicles. The property is double glazed and centrally heated, with a newly installed Combi boiler and is offered in pristine condition throughout. Offered with no onwards chain we recommend your urgent attention.

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Entrance Hall

5'6" x 4'9" (1.67m x 1.44m)
Front door and double glazed side window panel, radiator, laminated wood flooring.

Cloakroom

4'11" x 3'2" (1.49m x 0.96m)
Fully-tiled walls, low level WC, corner wall mounted wash hand basin, heated towel rail, extractor fan, tiled flooring.

Kitchen/Diner

15'9" x 10'5" (4.80m x 3.17m)
Double glazed window to the front, stainless steel sink unit, range of matching wall and base units, cupboards and drawers, integrated electric hob and oven with hood over, plumbing for washing machine and dishwasher, space for fridge and freezer, breakfasting bar, extensive working surfaces with splashback tiling, large storage cupboard under stairs (3.21m x 0.86m) radiator, laminated flooring.

Lounge

15'9" x 10'7" (4.81m x 3.22m)
Double glazed patio doors onto rear garden, radiator, laminated wood flooring.

Lobby

5'1" x 3'11" (1.55m x 1.20m)
Double glazed door onto rear garden, large storage cupboard.

Landing

Access to loft, airing cupboard housing boiler, fitted carpet.

Bedroom One

12'8" x 10'7" (3.87m x 3.23m)
Double glazed window to the rear, fitted wardrobes, radiator, fitted carpet.

Bedroom Two

10'3" x 10'1" (3.12m x 3.07m)
Double glazed window to the front, built-in double wardrobes, radiator, fitted carpet.

Bathroom

Double glazed frosted window to the front, panelled bath with shower over, tiled walls, wash hand basin, heated towel rail, shaver point, tiled flooring.

W.C.

7'5" x 2'9" (2.26m x 0.85m)
Double glazed frosted window to the rear, part-tiled walls, low-level WC, wash hand basin, tiled flooring.

Rear Garden

Patio area, traditional lawn with mature shrubs and plants, gate to rear.

Driveway

Paved driveway with ample space for 2 vehicles

