

The logo features a stylized house icon inside a green circle, positioned between the words 'Sinclair' and 'Hammelton'.

Sinclair Hammelton

OFFERS IN EXCESS OF

£825,000

Nightingale Road

Orpington, BR5 1BH

PROPERTY SUMMARY

Located on one of Petts Woods most sought after residential roads is this stunningly presented, well-loved detached family home.

Nightingale Road is the perfect property for a growing family, offering excellent space and also being just a short walk away from a number of well-regarded local schools.

The ground floor consists of a modern open plan kitchen diner, equipped with fitted appliances and French doors into the garden, a large but cosy front living room, perfect for family nights, a separate office and the downstairs WC.

Upstairs you will find, two double bedrooms, both fit with bespoke built in storage, one with its own en-suite, a third bedroom and the family bathroom suite.

Externally, the property benefits from a large laid to lawn front garden, which could be converted to a drive way, a beautifully maintained rear garden, mainly laid to lawn but offering a large patio area. At the end of the garden is the garage with direct access onto the street, offering off

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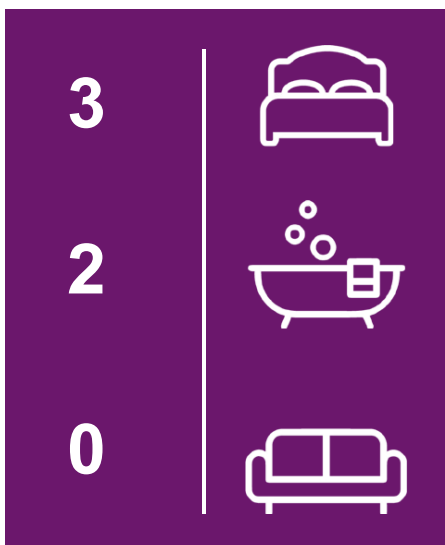
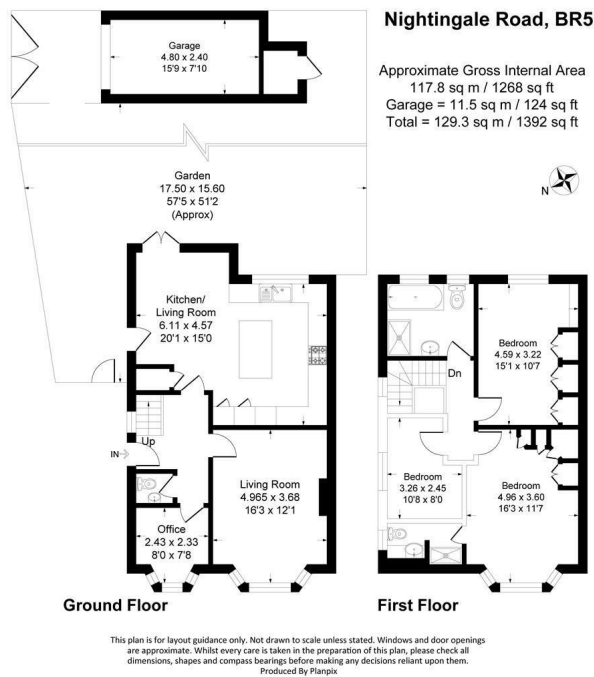
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 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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