



Athelstan Way,

Offers In Excess Of £475,000



Reeds Rains

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Athelstan Way, Orpington, Kent
Offers In Excess Of £475,000

OPEN HOUSE THIS SATURDAY
18TH JAN 2020! Call in for more
info! Offers in Excess of £475,000 -
£500,000 CHAIN FREE PROPERTY
* DETACHED * THREE BEDROOM
* WITH A APPROX 100ft REAR
GARDEN * ATTACHED GARAGE
AND DRIVE * TWO RECEPTION
ROOMS * GROUND FLOOR WC *
TWO FIRST FLOOR WASHROOMS
* CURRENTLY VACANT . EPC
Rating = D , Open House January
2020 Please call Reeds Rains for
further details.

ENTRANCE HALL

Front door from outside , storage
cupboard.

STAIRS TO:-

Up to first floor.

CLOAKROOM/WC

Window to front, wc , hand basin.

KITCHEN/BREAKFAST ROOM

3.45m x 3.28m (11'4" x 10'9")
Window to front elevation , fitted
kitchen with a selection of base
and wall units , space for domestic
appliances , sink unit, wall tiling ,
door to side elevation , door into :-

DINING ROOM

3.40m x 2.78m (11'2" x 9'2")
Window to rear elevation, double
doors into :-

LOUNGE

4.50m x 4.16m (14'9" x 13'8")
Doors out to rear garden , window
to rear, under stair cupboard.

FIRST FLOOR LANDING

Access to bedrooms.

MASTER BEDROOM

2.64m x 3.10m (8'8" x 10'2")
Window to front elevation, door
into :-

EN SUITE

Window to rear , shower
compartment , wc , hand basin.

BEDROOM

3.46m x 3.57m (11'4" x 11'9")
Window to front elevation.

BEDROOM

2.64m x 3.10m (8'8" x 10'2")
Window to rear elevation.

FAMILY BATHROOM

1.74m x 2.26m (5'9" x 7'5")
Window to rear elevation , bath ,
wc , hand basin , wall tiling.

OUTSIDE

REAR GARDEN

Commences with a paved patio
across the width, raised garden
mainly laid to lawn, fence and shrub
boundaries.

ATTACHED SINGLE GARAGE

Rear personal door, front vehicle access door.

FRONT GARDEN AND DRIVEWAY

Drive to garage, front garden area laid to lawn , path to front door.

DIRECTIONS



For full EPC please contact the branch

FLOORPLAN

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

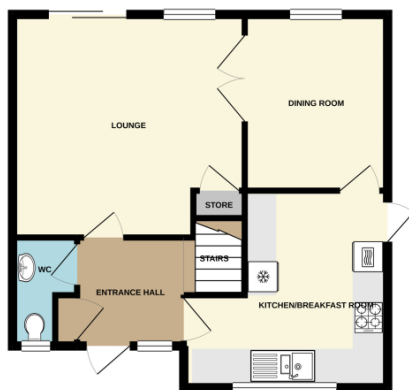
Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

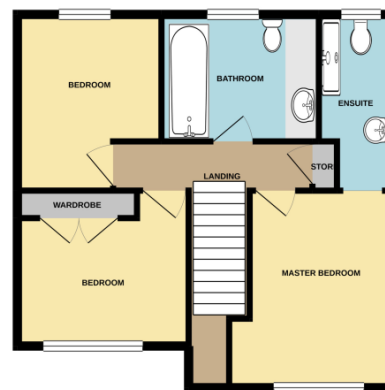
Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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