



2 Bedroom semi detached Bungalow located in a desirable location with all amenities within easy reach.

£1,800 Per month

Hazell Holland



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SALES & LETTINGS

Kynaston Road
Orpington
Kent
BR5 4JZ

Entrance Hall

Lounge

15'8 x 11'8 into bay
(4.78m x 3.56m into bay)

Kitchen

10'1 x 8'1 (3.07m x 2.46m)

Conservatory

11'2 x 11'0 x 7'2 (3.40m x 3.35m x 2.18m)

Bedroom One

12'1 x 9'9 (3.68m x 2.97m)

Bedroom Two

9'5 x 8'1 (2.87m x 2.46m)

Bathroom

9'5 x 8'1 (2.87m x 2.46m)

Garden

50' (15.24m)

Garage

18'0 x 7'0 (5.49m x 2.13m)

Parking

- 2 Bedroom semi detached Bungalow
- 15'8 x 11'8 Lounge
- 10'0 x 8'1 Modern fitted kitchen with oven, hob, extractor and integrated fridge/freezer
- White three piece bathroom
- 50' Rear garden
- Off street parking and garage
- Double glazing
- Gas central heating
- Convenient distance to High Street, station, schools and retail parks
- Available from end March





Positioned in the sought-after area of Kynaston Road, Orpington, Hazell Holland welcome this stunning two-bedroom semi-detached bungalow offering a delightful blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The property boasts a contemporary kitchen, equipped with modern appliances and ample storage, making it a joy for any home cook. The stylish bathroom has also been recently updated, ensuring a fresh and clean space for your daily routines.

With two well-proportioned bedrooms, this bungalow is ideal for small families or couples. The layout is practical and functional, providing a comfortable living experience.

Outside, the property features a garage and parking for two vehicles, a valuable asset in this popular location. The surrounding area is known for its friendly community and convenient amenities, making it an excellent choice for those seeking a peaceful yet accessible lifestyle.



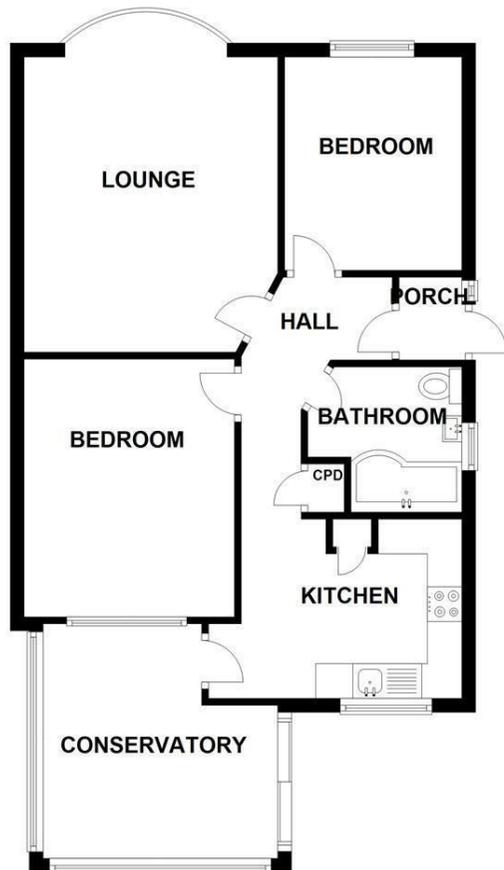
Available from the end of March, this bungalow presents a wonderful opportunity to settle into a lovely home in Orpington. Do not miss the chance to view this delightful property and envision your future here.

DEPOSIT - 5 WEEKS RENT £2,076.00

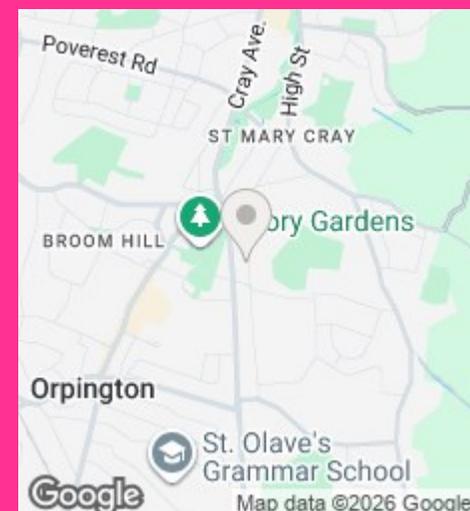
HOLDING DEPOSIT £415.00

PROSPECTIVE TENANTS WILL BE REQUIRED TO BE EARNING A MINIMUM TOTAL INCOME OF £54,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY. GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £64,800

GROUND FLOOR
APPROX. 66.5 SQ. METRES (715.7 SQ. FEET)



TOTAL AREA: APPROX. 66.5 SQ. METRES (715.7 SQ. FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

