



## Directions

## Contact

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**3 Bed  
House  
located in Orpington**



# 12 Grovelands Road Orpington Kent DD5 2FF

£2,095 PCM



An excellent opportunity to rent this newly decorated three bedroom house, ideally located on Grovelands Road, Orpington, offering spacious and well presented accommodation throughout. This lovely home is perfect for families and is sure to let quickly, early viewing is highly recommended.

The ground floor comprises a welcoming porch and hallway, a bright lounge, a spacious kitchen, and a convenient downstairs WC. To the rear, there is a private garden with both patio and lawn areas, along with outdoor storage, providing ideal space for relaxing and entertaining.

Upstairs, the property offers three good sized double bedrooms, all benefiting from built in storage cupboards, and a family bathroom with bath and shower attachment. Additional benefits include driveway parking and double glazing.

Situated in a popular residential area, the property is within easy reach of local shops, schools and bus routes, with St Mary Cray and Orpington stations nearby offering good transport links into Central London. Orpington town centre is also a short distance away, providing a wide range of shops, supermarkets, restaurants and leisure facilities, making this an ideal home for families seeking space and convenience in a well connected location.

Council Tax Band: D  
Contingency Deposit: £2,417



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

