

Sinclair  **Hammelton**



OFFERS IN EXCESS OF

£450,000

Clovelly Way

Orpington, BR6 0WD

PROPERTY SUMMARY

Located on a quiet residential road within walking distance to stations and schools is this three bedroom house. The ground floor consists of a large, bright and airy through reception/dining room and kitchen. The first floor offers two double bedrooms, a single bedroom and the family bathroom. Externally the property boasts off street parking, garage and a 55 ft. rear garden. The garden benefits from a patio, perfect for al-fresco dining and a cabin – ideal for a home office/games room.

Locationwise, the property is located a matter of minutes walk away from Perry Hall School and just 0.6 miles from Crofton Schools. Clovelly Way is also perfectly located for commuting into The City, with Orpington Station being 0.7 miles away and Petts Wood Station being 0.9 miles away. Early viewing is recommended to avoid disappointment. EPC: C

Freehold

COUNCIL TAX - D

Construction - Traditional

Mains Services - Yes and metered water supply

Heating System - Gas radiators

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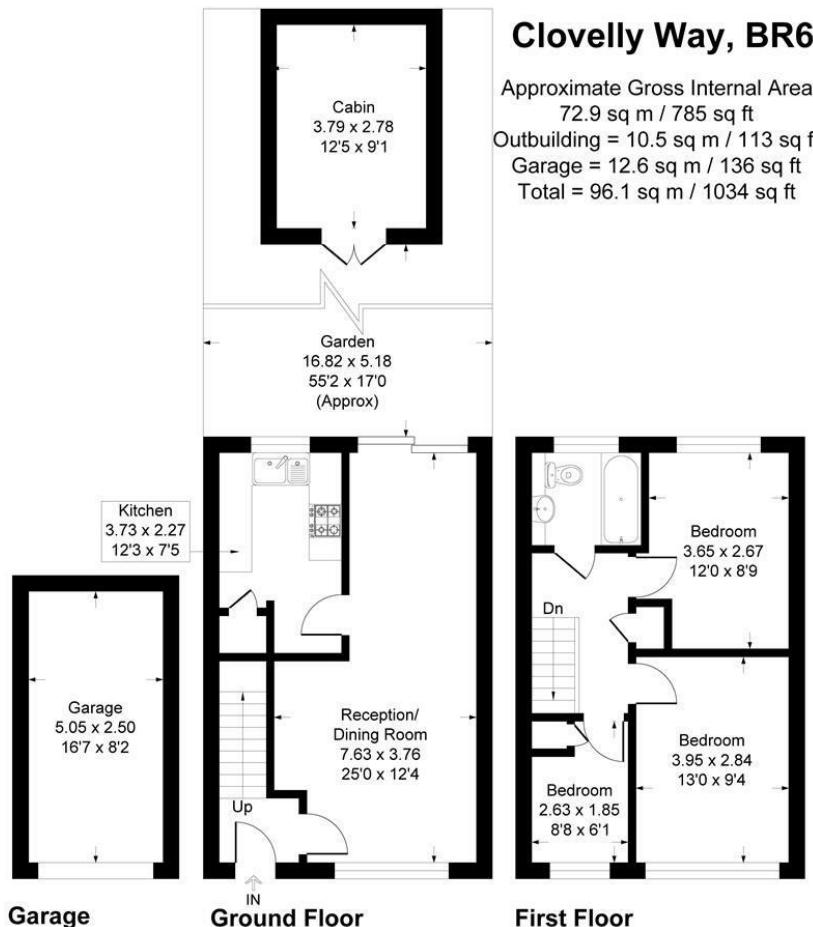


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LOCAL AUTHORITY



TENURE

EPC RATING

C

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	72
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

OFFICE ADDRESS

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OFFICE DETAILS

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