

Sinclair  Hammelton



ASKING PRICE

£500,000

Red Cedars Road

Orpington, BR6 0BX

PROPERTY SUMMARY

Sinclair Hammelton are delighted to present to the market this beautiful three bedroom house, located on a quiet residential street a stones throw from Orpington Station.

The ground floor of the property comprises the large entrance hall offering multiple storage cupboards, leading you to the very large reception room/dining room spanning the length of the property. This room benefits from windows to the front and patio doors to the rear, letting in an abundance of natural light, also off of the hallway is the kitchen, also benefiting from a door to the rear garden. The kitchen boasts fitted appliances.

On the first floor, you will find the principle bedroom, a large double room with bespoke built in wardrobes, a second double bedroom, a single bedroom and the family bathroom.

Externally, the property offers a laid to lawn front garden, a 35 ft. rear garden which is mainly laid to lawn but offers a beautiful patio area - perfect for those warm summers evenings and a garage.

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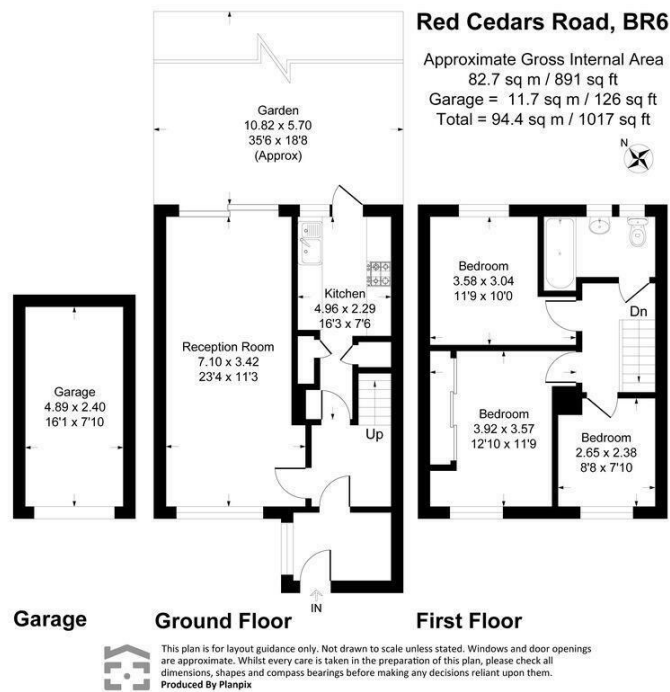
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

EPC RATING: C COUNCIL TAX BAND: D

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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