


Sinclair
Hammelton
For Sale
01689 806770
www.sinclairhammelton.co.uk

OFFERS IN EXCESS OF

£500,000

Hollingworth Road

Orpington, BR5 1AQ

PROPERTY SUMMARY

****OPEN DAY SATURDAY 13th JUNE CALL NOW FOR AN APPOINTMENT TO VIEW ****

Presented to the market CHAIN FREE is this fantastic three bedroom, semi-detached house, with potential.

On the ground floor you will find a spacious through-lounge, bright rear extension and a sizeable Kitchen which loops back to the front hallway, giving a nice flow to the property.

Moving upstairs, the first floor comprises the family bathroom, two double bedrooms, and a single bedroom, all offering extensive built in storage units.

Externally, the property features a stunning, mature garden, which provides direct access to Sparrow Wood and Crofton Heath. The garden also benefits from a detached garage, with additional off-street parking available on the driveway.

Location wise, the property is just 0.7 miles from both Petts Wood station and the high street, also falling within the catchment for the highly desirable St. James Primary (0.4mi) and Southborough Primary (0.6mi).

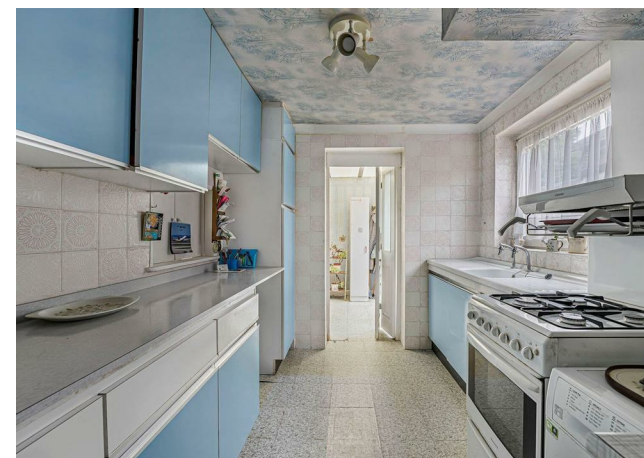
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1



2









Hollingworth Road, Petts Wood, Petts Wood, Orpington, Kent, BR5



Approximate Gross Internal Area = 87.7 sq m / 944 sq ft
 Garage = 10.8 sq m / 117 sq ft
 Outbuilding = 3.5 sq m / 38 sq ft
 Total = 102.0 sq m / 1099 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix



LOCAL AUTHORITY

TENURE

EPC RATING:

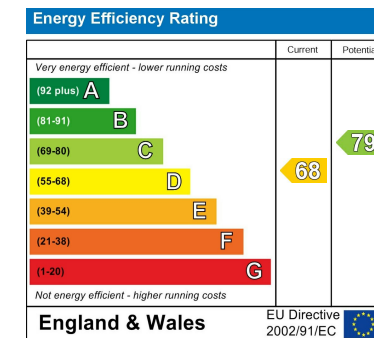
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COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



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

OFFICE ADDRESS

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 Kent
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OFFICE DETAILS

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 for-sale-in-petts-wood/