



£1,150,000

Manor Way

Orpington, BR5 1NW

PROPERTY SUMMARY

OPEN DAY SATURDAY 14TH MARCH BY APPOINTMENT ONLY

This spacious semi-detached house located on Manor Way, Petts Wood East has been extended and renovated beautifully, boasting modern design and layout.

As you enter the property you are greeted with the large entrance hall where you will find the downstairs WC. Also off of the hallway is the front reception room, currently used as an office and fourth bedroom. The ground floor of Manor Way boasts an incredibly large, impressive kitchen/diner with space for a dining area, the kitchen which benefits from high end integrated appliances and a lounge area. The lounge area has a very unique, bespoke built in storage unit spanning the entire wall, hidden within the storage shelves in a door leading you to the utility space, garage and another room currently used for storage.

The first floor is just as impressive, with three double bedrooms, two of which offering bespoke built in wardrobes and the modern family bathroom suite.

3



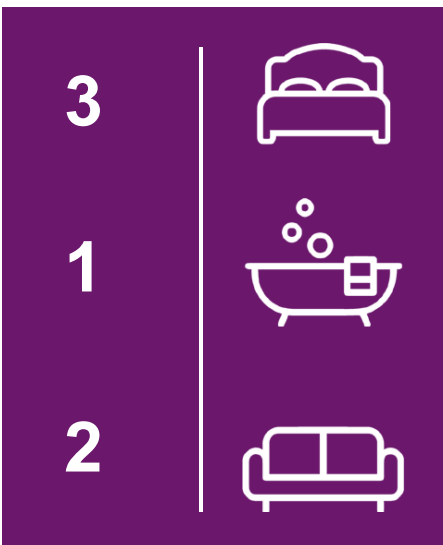
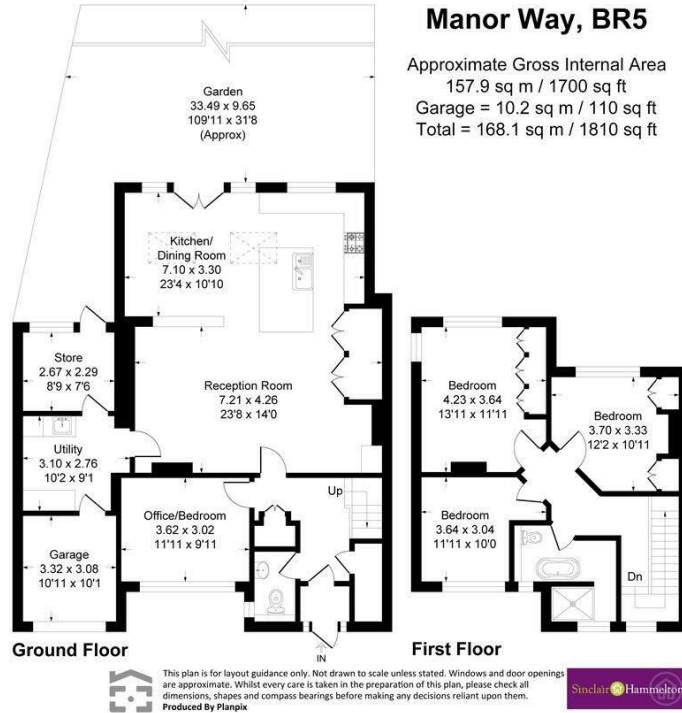
1



2







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC RATING: D COUNCIL TAX BAND: F

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
 1 Chatsworth Parade
 Kent
 BR5 1EF

OFFICE DETAILS
 01689 806 770
 infopw@sinclairhammelton.co.uk