



ASKING PRICE

**£650,000**

**Woodview Close**

Orpington, BR6 8PT

## PROPERTY SUMMARY

Located in a fantastic location for schools and transport links is this stunning four bedroom semi-detached house.

As you enter the property you are greeted with the entrance hall leading you directly to the cosy front reception room, a handy utility room and the downstairs WC. Further down the hallway you will find the bright and airy kitchen/reception room equipped with integrated appliances. Off of the kitchen is a conservatory, ideal for those warm summer afternoons.

The first floor boasts four bedrooms, two of which benefiting from bespoke built in storage and the modern family bathroom.

Externally, the property benefits from a large driveway and 50ft rear garden which is mostly laid to lawn.

Location wise, the property is ideally located for transport being just 0.8 miles from Orpington Station and 1.1 miles from Petts Wood station, offering excellent transport links into The City and out to the coast. There are also a number of well regarded schools nearby such as Newstead Wood School (0.5 miles) and Darrick Wood Infant, Junior and Secondary schools (0.6 miles).

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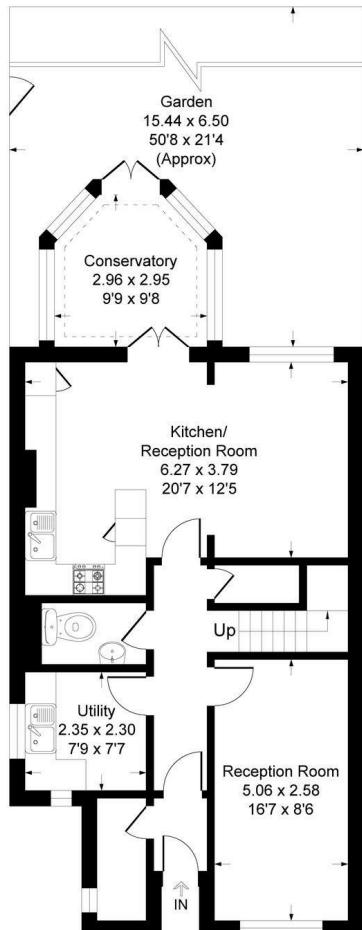








## LOCAL AUTHORITY



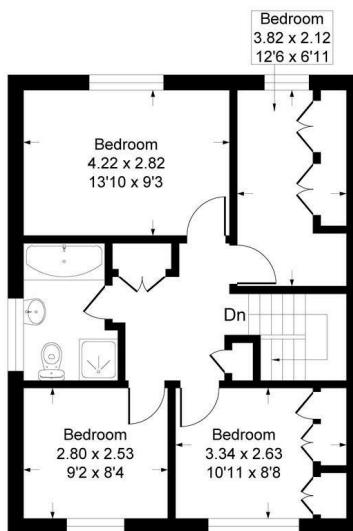
Ground Floor



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

## Woodview Close, BR6

Approximate Gross Internal Area  
124.0 sq m / 1335 sq ft



First Floor

## TENURE

Freehold

## EPC RATING:

C

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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](mailto:infopw@sinclairhammelton.co.uk)