

GUIDE PRICE

**£870,000**

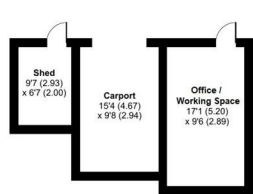
**Shire Lane**

Orpington, BR6 7HH

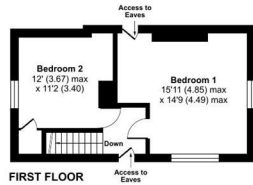
EPC RATING: E COUNCIL TAX BAND:

**Shire Lane, Orpington, BR6**

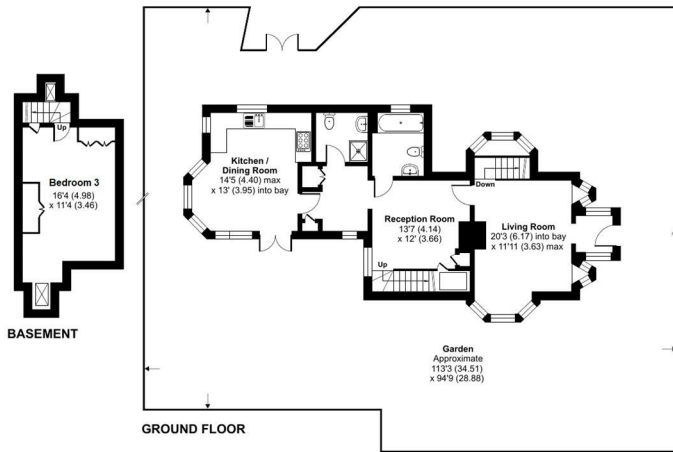
Approximate Area = 1383 sq ft / 128.5 sq m (excludes carport)  
 Outbuildings = 225 sq ft / 20.9 sq m  
 Total = 1608 sq ft / 149.4 sq m  
 For identification only - Not to scale



OUTBUILDING 1 / 2 / CARPORT



FIRST FLOOR



BASEMENT

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Flyp Homes Limited. REF: 1439158

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>39</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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**  
 57 Station Approach  
 Hayes  
 Kent  
 BR2 7EB

**OFFICE DETAILS**  
 020 8462 0360  
 infohy@sinclairhammelton.co.uk  
<https://www.sinclairhammelton.co.uk>  
 for-sale-in-hayes/