



## Orchid Close, Abridge, RM4 1DF

Offers In Excess Of £425,000

- Offered Chain Free
- Kitchen/Breakfast Room
- Fully Tiled Family Bathroom
- Ample Off Street Parking
- Two Bedroom End Of Terrace House
- Main Bedroom With Fitted Wardrobes
- Landscaped Rear Garden

# Orchid Close, Abridge, RM4 1DF

Nestled in the charming Orchid Close, Abridge, this modern end-terrace house presents an excellent opportunity for those seeking a comfortable, stylish living space and offered "Chain Free". The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a bright reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The kitchen/breakfast room stretches across the rear, boasting ample storage, fitted cooker, hob and space for additional appliances. The property features a contemporary bathroom, ensuring convenience and comfort for all residents.

The main bedroom offers fitted wardrobes and further double bedroom. One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a rare find in this area. This added convenience is sure to appeal to those with multiple cars or visitors.

Situated in a small housing development, this property benefits from its proximity to local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and accessibility. Whether you are looking to invest or find your next home, this end-terrace house in Orchid Close is a delightful option that combines modern living with practicality. Don't miss the chance to make this lovely property your own.



Council Tax Band: C





Lounge Area

4.27 x 3.83 (14'0" x 12'6")

Kitchen/Breakfast Room

2.83 x 3.83 (9'3" x 12'6")

Bedroom One

3.04m x 3.83m (9'11" x 12'6")

Bedroom Two

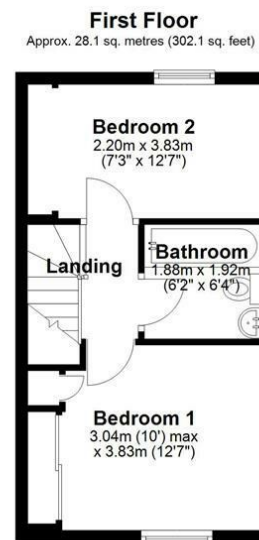
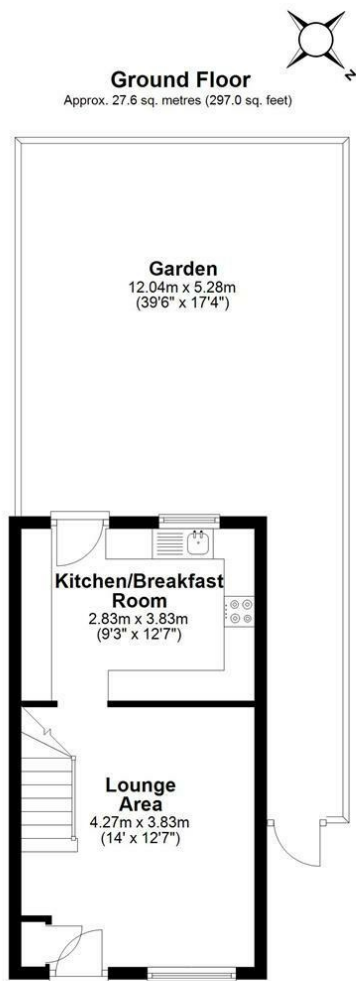
2.20 x 3.83 (7'2" x 12'6")

Main Bathroom

1.88 x 1.92 (6'2" x 6'3")

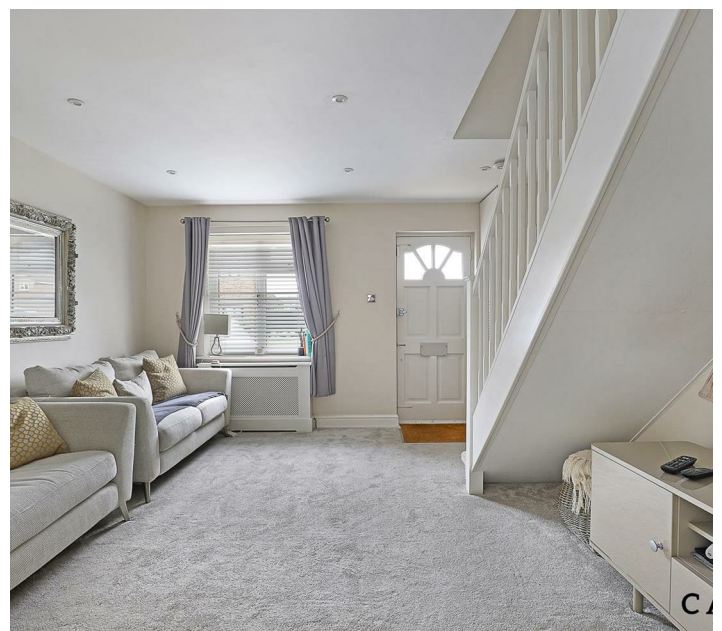
Garden

12.04 x 5.28 (39'6" x 17'3")



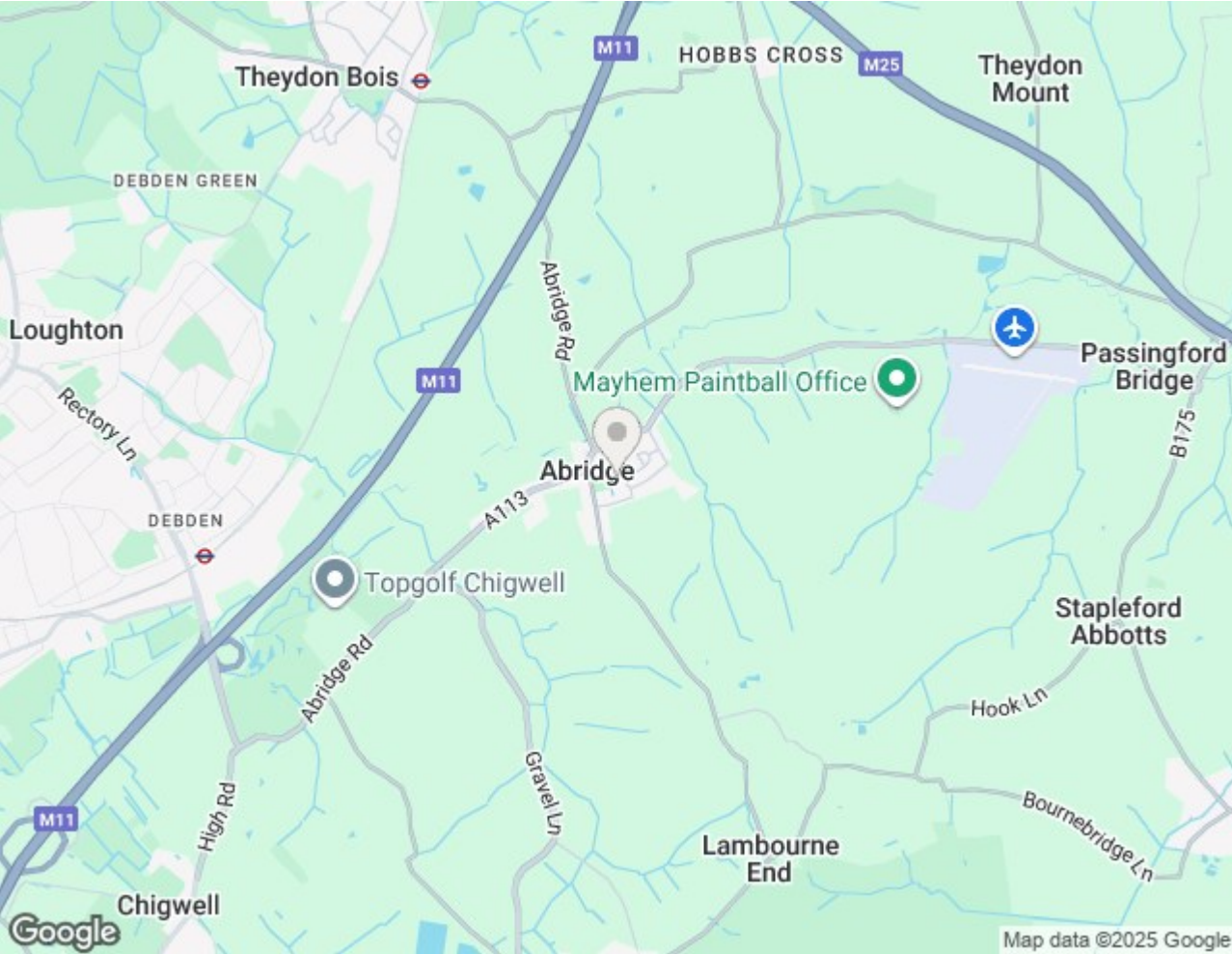
**CAPLEN**  
estates

Total area: approx. 55.7 sq. metres (599.0 sq. feet)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(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	

EPC Rating:

C

Council Tax Band

C

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.