



Guide Price £385,000
Stilwell Close, Orpington, Kent, BR5
3FA

Christopher Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £385,000 to £400,000.

A two bedroom coach house set in a quiet, private road, a short distance from the A20 and near Grays Farm Road School.

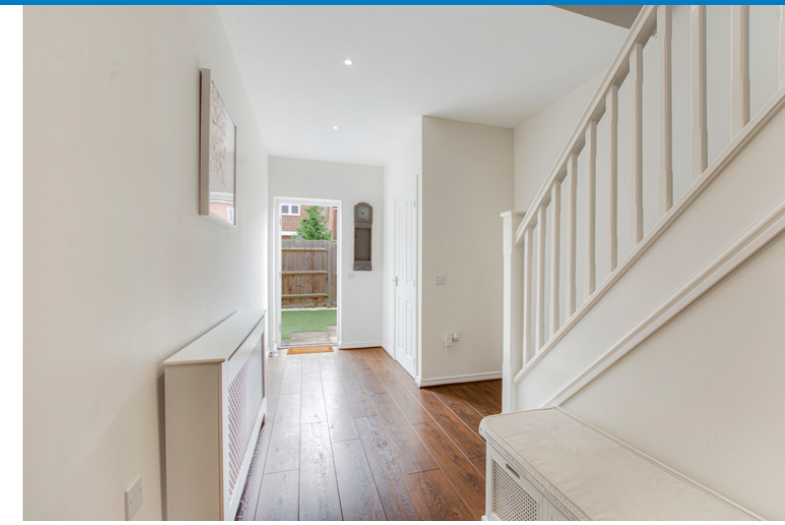
Accommodation comprises to the ground floor, entrance hall with storage cupboard, access to the secluded rear garden and stairs to the first floor.

The first floor features two double bedrooms with an ensuite shower room to the master, a large dual aspect lounge/dining room, fitted kitchen and bathroom.

Outside there is off street parking.

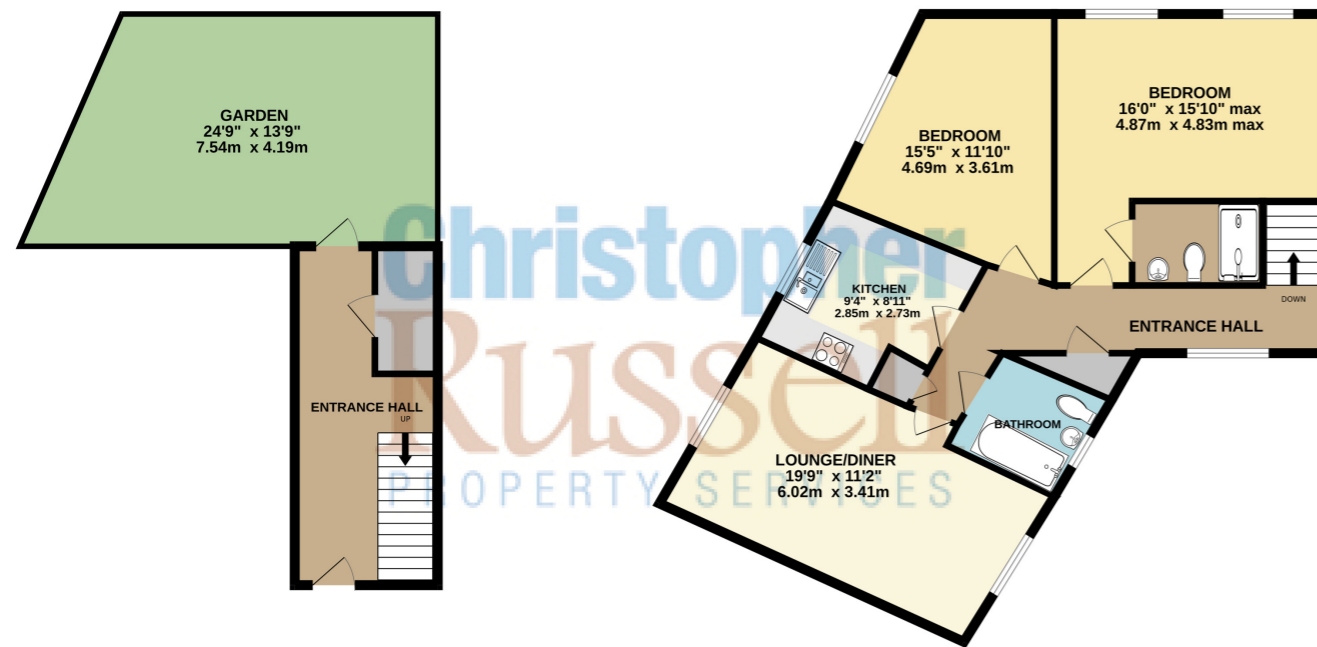
The annual Maintenance fee for the property is £518.00 per annum.

Council Tax Band C.



GROUND FLOOR
170 sq.ft. (15.8 sq.m.) approx.

1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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