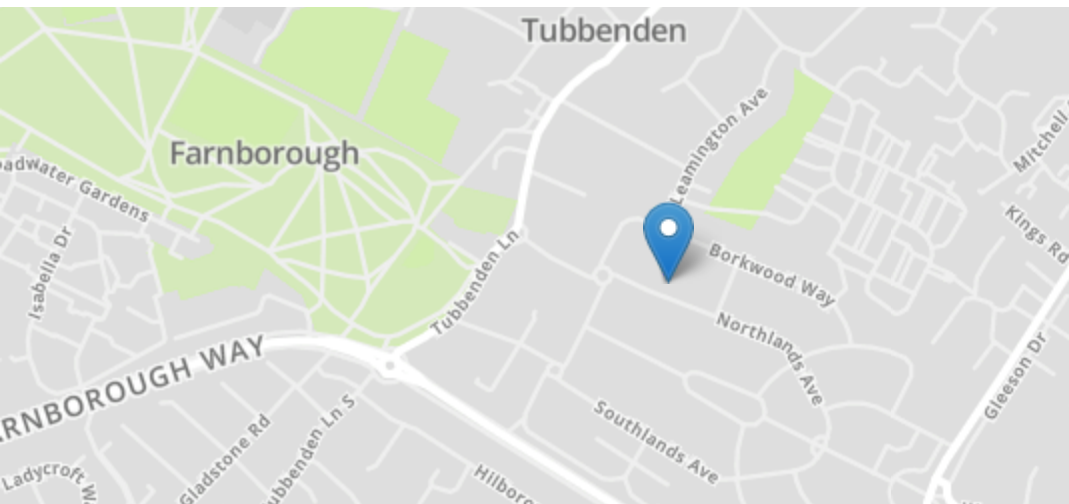
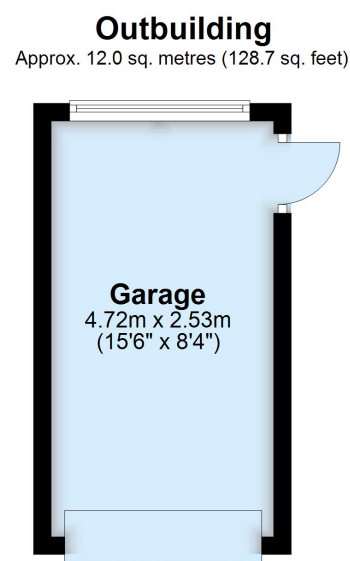
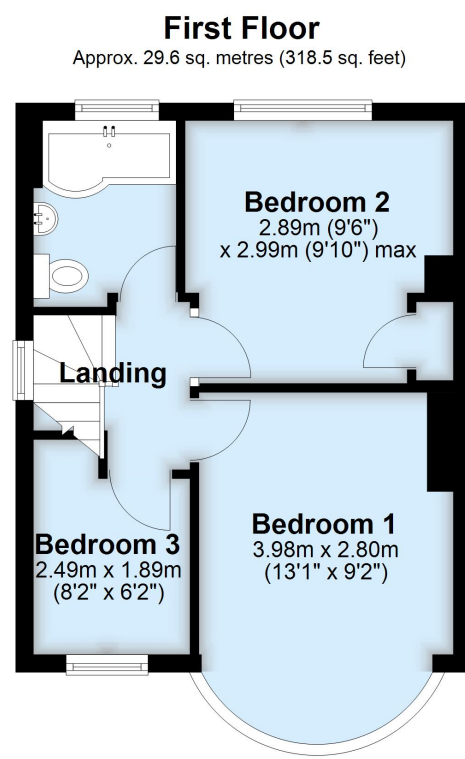
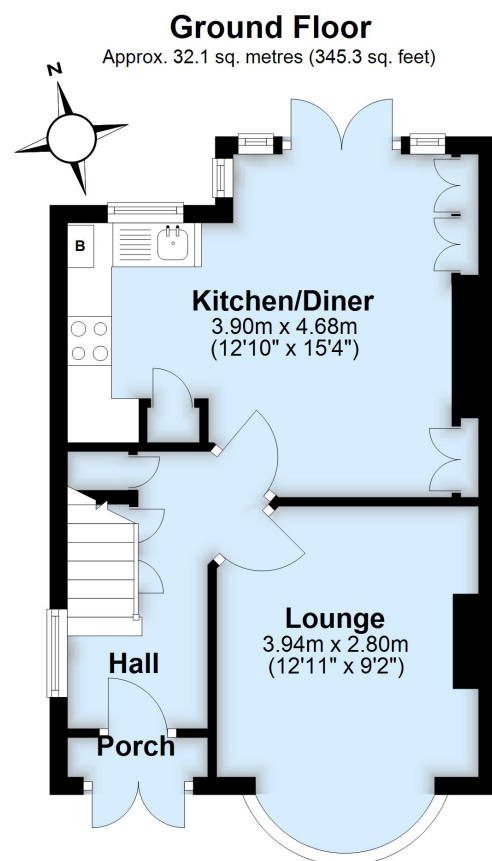




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Total area: approx. 73.6 sq. metres (792.5 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website – www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

39 Northlands Avenue, Orpington, Kent, BR6 9LX

£2,250 pcm

- First Time To Market
- Fully Refurbished
- Brand New Kitchen
- Stylish Modern Bathroom

- Three Bedroom Semi Detached
- Immediately Available
- Garage For Storage
- Integrated Appliances

First time to the rental market. This newly re-furbished semi detached house is situated in a desirable road, within easy walking distance of Warren Road and Tubbenden Lane schools, Darrick Wood schools, grammar schools Newstead Wood and St Olaves, good transport links in Sevenoaks Road, nearby bus route R4 serving Orpington mainline station and town centre (War Memorial), plus local shops in Crescent Way for a variety of convenience stores. The property has just undergone complete interior refurbishment and decoration to include a brand new gloss white kitchen, stylish and contemporary bathroom, neutral theme throughout, modern lighting and new floor coverings, rewiring. The property is also double glazed throughout and kitchen appliances include electric oven, induction hob, integrated fridge and freezer, dishwasher and washing machine. The accommodation comprises three bedrooms, bay fronted lounge to front aspect, a popular social dining kitchen, contemporary bathroom with shower and storm porch. Outside you will note a private front and rear garden, plus a shared driveway leading to a detached storage garage. IMMEDIATELY AVAILABLE ON A LONG TERM BASIS. Exclusive to Proctors.

EARLY TERMINATION (TENANT'S REQUEST) Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.



Double glazed bay window to front, radiator.



Council Tax Band: E



Rent: £2,250.00 PCM paid in advance
Security Deposit: Five Weeks Rent held by
DPS £2,596.00 paid in advance
Availability: Long term tenancy from
December 2025
Term: 12 Months plus
Restrictions: No smokers, no sharing