



**Guide Price £410,000**  
**Gload Crescent, Orpington, Kent, BR5**  
**4PR**

**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.

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**Christopher Russell Property Services**

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Guide Price £410,000 to £425,000.

A two/three bedroom semi detached bungalow in the Chelsfield area of Orpington.

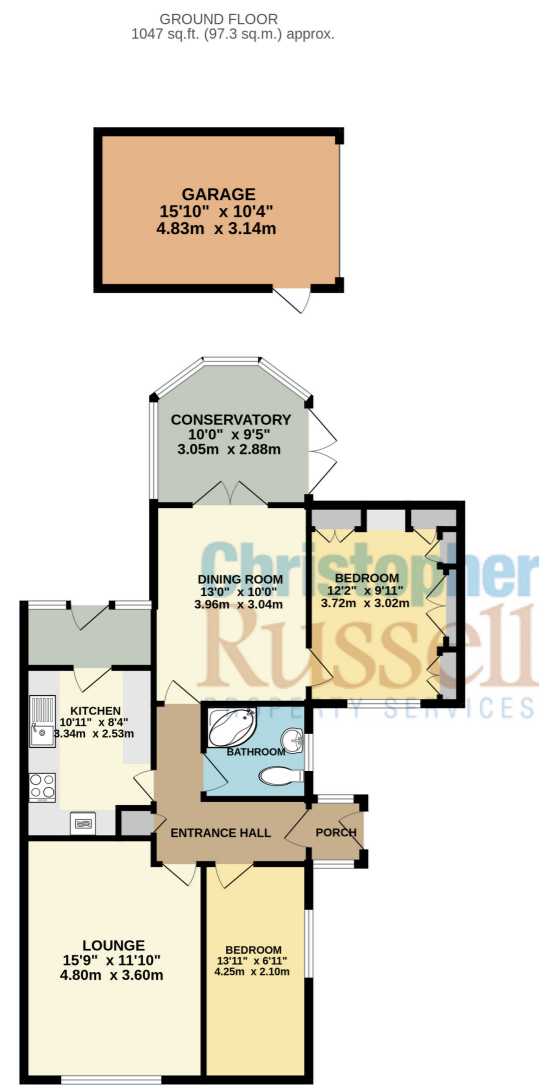
Situated on a generous corner plot, the property offer great potential for extension STPP.

The property is well maintained, however does require modernising throughout.

The accommodation comprises, entrance hall, lounge, dining room or third bedroom, kitchen, conservatory and two bedrooms.

Outside there are gardens to the front, side and rear with off street parking and a detached garage to the rear of the property.

Council Tax Band E.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			