

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		
England, Scotland & Wales	EU Directive 2002/91/EC	



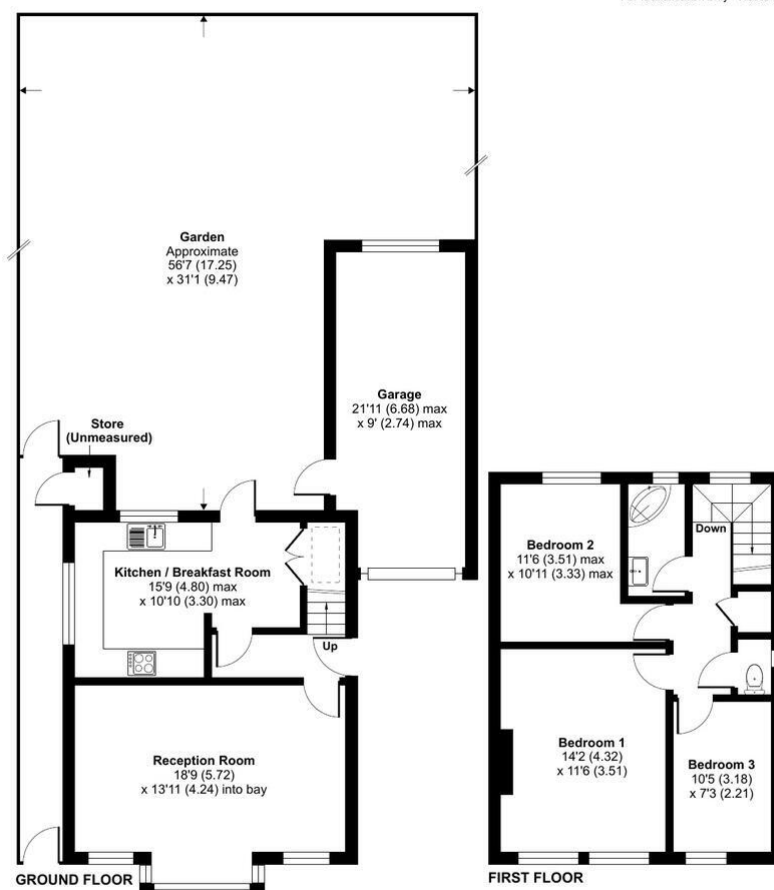
Oakdene Road, Orpington, BR5

Approximate Area = 931 sq ft / 86.4 sq m (excludes store)

Garage = 192 sq ft / 17.8 sq m

Total = 1123 sq ft / 104.2 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for The Agency UK. REF: 1165276

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.

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Viewing by appointment with our Petts Wood Office - 01689 606666

90 Oakdene Road, Orpington, Kent, BR5 2AW

Offers in Excess of £650,000 Freehold

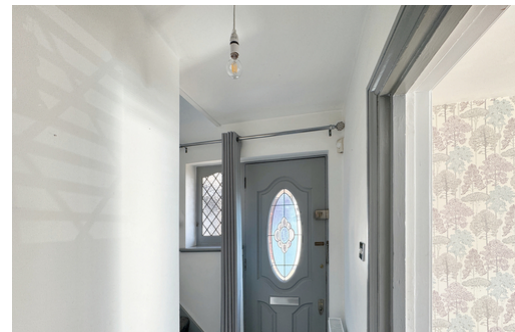
- Three Bedrooms
- Breakfast Kitchen
- Close to Amenities
- Chain Free Property
- Spacious Lounge/Diner
- Delightful Garden
- Off Road Parking
- Attached Garage

90 Oakdene Road, Orpington, Kent, BR5 2AW

This 1930s detached family house offers three generous bedrooms, a lounge/diner to front aspect, breakfast kitchen, bathroom and separate W.C. There is an attractive rear garden with raised sun deck, off-street parking for two cars and an attached garage, ideal for storage. The property includes double glazed windows, gas central heating, alarm system, well-presented interior and desirable location. Oakdene Road is conveniently situated and within walking distance of Petts Wood amenities, transport links in Poverest Road, two mainline stations (Petts Wood and St Mary Cray), Nugent Shopping Park (for high street names) and local recreations parks. CHAIN FREE. Exclusive to PROCTORS.

Location

From Petts Wood Station Square at the roundabout continue onto Petts Wood Road, at roundabout continue onto Poverest Road, turn right onto Forest Way, at the roundabout take the second exit staying on Forest Way, turn right onto Oakdene Road.



Ground Floor

Entrance Hall

Leaded light entrance door, leaded light casement window to side, radiator.

Lounge/Diner

5.75m x 4.25m (18' 10" x 14' 0") (Into bay window and alcove) Double glazed bay window to front, two double glazed windows to side, fitted Venetian blinds, natural wood flooring, fire place surround, gas coal effect fire (not tested), radiator, cable point.

Breakfast Kitchen

4.83m x 3.31m (15' 10" x 10' 10") Double glazed door to garden, double glazed windows to rear and side, range of matt white wall and base cabinets, built-in electric oven, electric hob set in granite worktop, under counter, Hotpoint fridge and freezer, integrated dishwasher, space for washing machine, pelmet lighting, ceramic tiled floor, stainless steel extractor hood, fitted Venetian blinds.

Landing

Double glazed window to rear, Venetian blinds, built-in airing cupboard with hot water cylinder.

Bedroom One

4.32m x 3.51m (14' 2" x 11' 6") Double glazed window to front, Venetian blinds, radiator cabinet, bedside reading lights.

Bedroom Two

3.35m x 2.59m (11' 0" x 8' 6") Double glazed window to rear, Venetian blinds, fitted wardrobes, desk unit, radiator, recessed ceiling lights.

Bedroom Three

3.19m x 2.21m (10' 6" x 7' 3") Double glazed window to rear, Venetian blinds, radiator.

Bathroom

2.38m x 1.35m (7' 10" x 4' 5") Double glazed window to rear, Venetian blinds, oval bath with shower, built-in controls, rain forest shower head, hand wash basin on vanity unit, chrome heated towel rail, part tiled walls, floor cabinet, recessed ceiling lights, extractor fan.

Separate W.C.

Double glazed window to side, W.C., wall cabinet.

Outside

Garden

Paved patio area, laid to lawn, raised decked area for afternoon sun, pergola, established shrubs.

Frontage

Private driveway for two cars.

Attached Garage

6.68m x 2.76m (21' 11" x 9' 1") Attached to side, up and over door, window to rear, power and light.

Additional Information

Council Tax

Local Authority :Bromley
Council Tax Band : E