

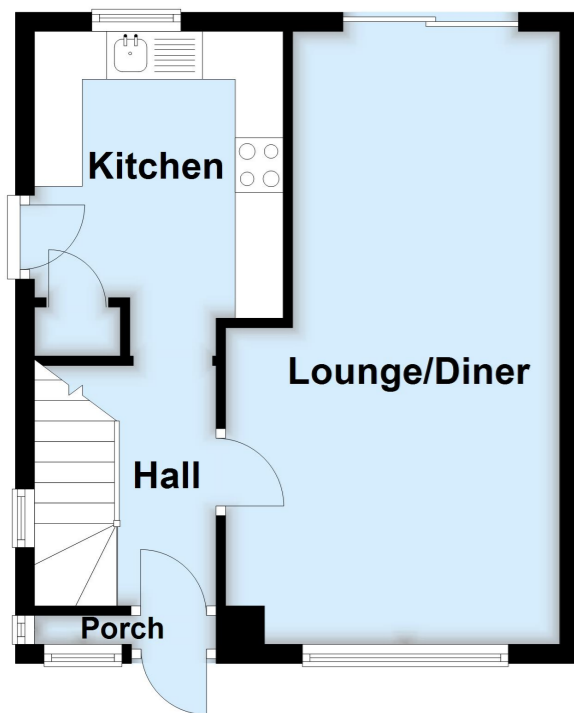


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



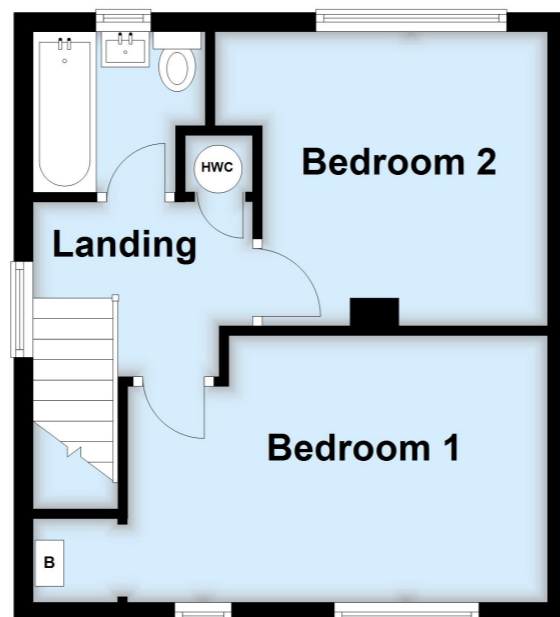
### Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 67.1 sq. metres (722.7 sq. feet)

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



Viewing by appointment with our Petts Wood Office - 01689 606666

12 Zelah Road, Orpington, Kent, BR5 4JU

**£350,000 Freehold**

- Post War Built
- Two Double Bedrooms
- Through Lounge/Diner
- Double Glazed Windows
- Semi Detached House
- Large Rear Garden
- Gas Central Heating
- Updating Required

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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## 12 Zelah Road, Orpington, Kent, BR5 4JU

This post war built semi detached house is situated in a pleasant residential area of Orpington, within close walking distance of Orpington High Street for an array of amenities, The Walnuts leisure centre in the town centre, good transport links, nearby schools, Priory Gardens plus a short drive to Nugent Shopping Park (boasting additional high street stores). The accommodation comprises two double bedrooms on the first floor, a spacious double aspect through lounge/diner, basic kitchen and upstairs bathroom. There is a private front garden and large rear garden with side access. Benefits include double glazed windows, gas central heating and potential space to extend (subject to planning permission and building regulations). Please note the property requires some essential interior repair, modernisation and cosmetic updating. **EXCLUSIVE TO PROCTORS.**

### Location

Zelah Road is situated within a few minutes' walk of Orpington High Street and good transport links. Carlton shopping parade, Court Road and Priory Gardens.

### GROUND FLOOR

#### Entrance Porch

Double glazed entrance door.

#### Entrance Hall

Entrance door, radiator, under stairs meter cupboard.

#### Through Lounge/ Diner

6.36m x 3.42m (20' 10" x 11' 3") Double glazed window to front, radiator.

#### Dining Area

Double glazed patio doors to garden, radiator.

#### Kitchen

3.36m x 2.52m (11' 0" x 8' 3") Double glazed window to rear, door to side, wall and base units,

essential repair and updating required.

### FIRST FLOOR

#### Landing

Double glazed window to side, access to loft, built in airing cupboard housing hot water cylinder.

#### Bedroom One

4.31m x 2.73m (14' 2" x 9' 0") Double glazed window to front, radiator, recessed open cupboard with central heating boiler.

#### Bedroom Two

3.07m x 3.03m (10' 1" x 10' 0") Double glazed window to side, radiator.

### Bathroom

Double glazed window to rear and side, white suite comprising bath, hand basin, W.C, essential updating required.

### OUTSIDE

#### Garden

Paved patio area, lawn area, side access.

#### Frontage

Private garden.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority:

Bromley

Council Tax Band: D