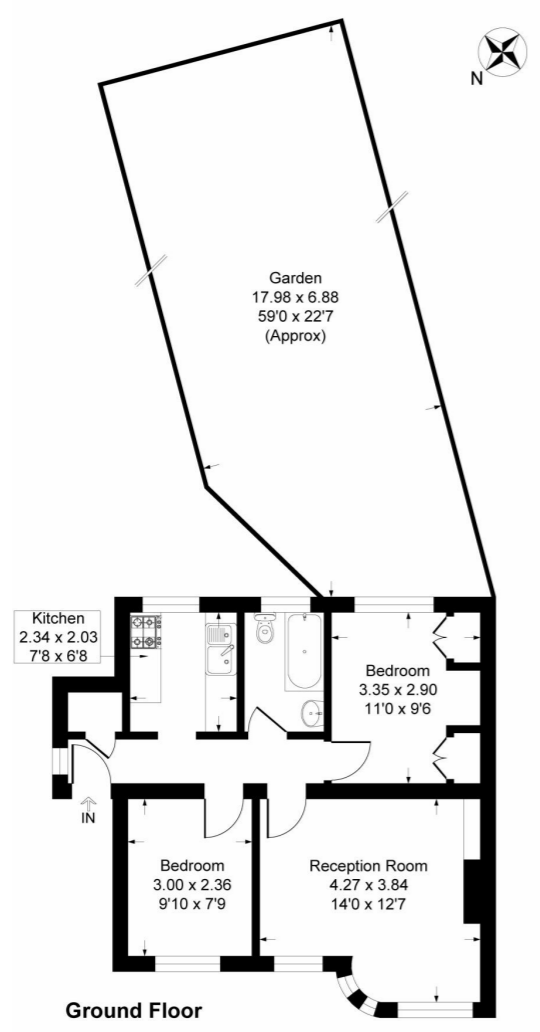


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Robinhood Green, BR5

Approximate Gross Internal Area = 49 sq m / 528 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

41 Robinhood Green, Orpington, Kent, BR5 2AT

Guide Price £297,500 Leasehold

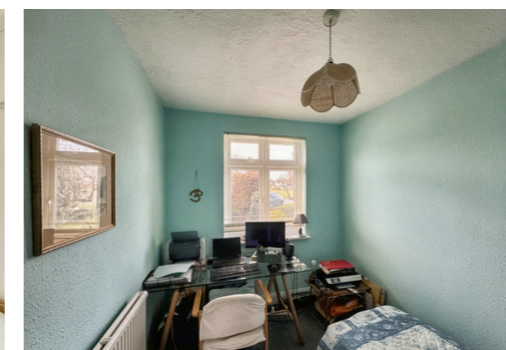
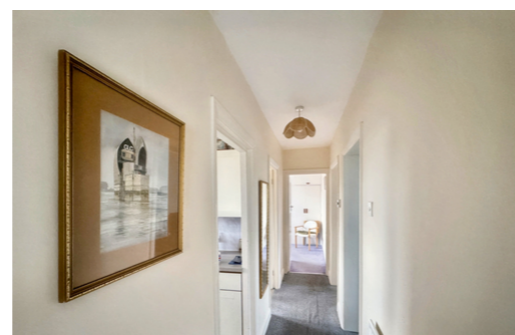
- Ground Floor Level
- Two Double Bedrooms
- Private Gardens
- Gas Central Heating
- 1930's Built Maisonette
- Lounge/Diner
- Double Glazed Windows
- Low Outgoings

41 Robinhood Green, Orpington, Kent, BR5 2AT

This purpose built ground floor maisonette occupies a quiet aspect overlooking Robinhood Green, within close walking distance of good transport links (bus routes 273, R3, and 61), popular nearby schools (Poverest school and Perry Hall School - Ofsted outstanding for Perry Hall), St Mary Cray mainline station, Petts Wood and Orpington amenities, Nugent Shopping Park (boasting many high street stores), plus open green spaces. The accommodation comprises two double bedrooms, a spacious lounge/diner to front aspect, kitchen and bathroom. Outside the property offers a private front garden and a generous rear garden both laid to lawn. Features include double glazed windows, gas central heating by combination boiler, Hive thermostat, long unexpired lease (999 years from 1960), no monthly service charge, low ground rent payable £7.50p P.A , and well presented interior. As the Sellers' Sole Agent we strongly recommend this property to first time buyers, buyers looking to downsize for mobility or buy to let investor.

Location

The property is conveniently situated for St Mary Cray, Petts Wood & Orpington mainline stations with good transport links and also to Nugent Shopping Park. Excellent local schools.



Entrance Hall

4.80m x 0.70m (15' 9" x 2' 4") Double glazed entrance door to front, double glazed window to side, built-in cupboard housing wall mounted combination boiler, gas and electricity meter, radiator, Hive room thermostat.

Lounge/Diner

4.27m x 3.84m (14' 0" x 12' 7") (into bay window) Two double glazed windows to front overlooking the garden and large communal green, feature brick fireplace surround, open chimney breast, two radiators.

Kitchen

2.34m x 2.03m (7' 8" x 6' 8") Double glazed window to rear, range of modern wall and base cabinets, one and half bowl sink unit set in work top, gas cooker

(negotiable), recess for fridge freezer, plumbed for washing machine.

Bedroom One

3.35m x 2.90m (11' 0" x 9' 6") (into wardrobes) Double glazed window to rear, fitted single wardrobes with cupboard storage, radiator, wall lights.

Bedroom Two

3.00m x 2.36m (9' 10" x 7' 9") Double glazed window to front, radiator.

Bathroom

2.25m x 1.43m (7' 5" x 4' 8") Double glazed window to rear, bath, hand basin, W.C, radiator, wall cabinet.

OUTSIDE

Rear Garden

17.98m x 6.88m (59' 0" x 22' 7")

Approximately. Private rear garden, laid to lawn, potting shed, outside tap, under stairs storage cupboard to side aspect.

Front Garden

Laid to lawn with mature shrubs

ADDITIONAL INFORMATION

Tenure

Leasehold: 999 years from 1960 (934 years).

Ground Rent And Review

Ground Rent: £7.10p per annum. Review: None.

Service Charge

£ - NIL

Council Tax

Local Authority: Bromley Council Tax Band: C