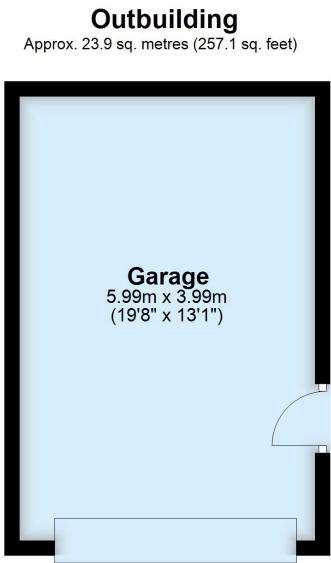
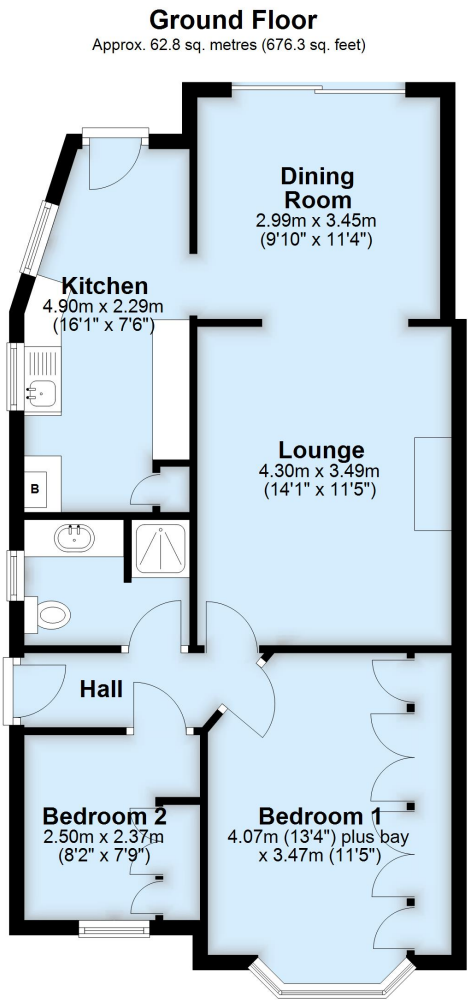


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales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



Total area: approx. 86.7 sq. metres (933.4 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

40 Augustine Road, Orpington, Kent, BR5 3JZ

Guide Price £350,000 Freehold

- Semi Detached
- Two Bedrooms
- Lounge/Diner
- Quiet Location
- Bungalow
- Extended To Rear
- Detached Double Garage
- Close to Amenities

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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## 40 Augustine Road, Orpington, Kent, BR5 3JZ

This 1930's built semi detached bungalow has been extended to the rear aspect, providing two bedrooms, a spacious lounge/diner, sizeable kitchen and shower room off the entrance hall. Outside you will note an attractive garden with paved patio area, a detached garage via a side vehicular gate, shared driveway and off road parking. Augustine Road is situated within walking distance of transport links (R4) serving Orpington communities and mainline station, walkable to St Mary Cray station, nearby Nugent Shopping Park boasting many high street top brands, plus out of town larger stores in Cray Avenue. Benefits include gas central heating, private front garden, double glazing and chain-free possession. EXCLUSIVE TO PROCTORS.

### Location

Augustine Road is situated within walking distance of transport links (R4) serving Orpington amenities and mainline stations, nearby Nugent Shopping Park boasting many High Street names, plus out of town larger stores.



### Ground Floor

#### Entrance Hall

Part glazed door to side, radiator.

#### Lounge

14' 0" x 11' 6" (4.25m x 3.51m) Archway to dining room, feature fireplace surround, TV shelf, radiator.

#### Dining Room Area

11' 4" x 10' (3.46m x 3.05m) Double glazed patio doors to rear, radiator, door to kitchen.

#### Breakfasting Kitchen

15' 10" x 7' 6" (4.83m x 2.28m) Double glazed windows to side, fitted wall and base units, single sink unit, combination central heating boiler,

recessed ceiling lighting.

#### Breakfasting Area

Double glazed door and double glazed window to side, radiator, recessed ceiling lighting.

#### Bedroom One

13' 5" x 11' 5" (4.10m x 3.48m) (into wardrobe and bay window) Double glazed bay window to front, fitted wardrobes, radiator.

#### Bedroom Two

8' 1" x 7' 7" (2.46m x 2.32m) Double glazed window to front, fitted wardrobes, radiator.

#### Shower Room

7' 7" x 5' 6" (2.30m x 1.67m) Double glazed window to side, shower

cubicle with built-in shower controls, low level WC, hand basin set in vanity unit, tiled walls, radiator.

#### Rear Garden

Paved patio area, side gates, ornamental fish pond.

#### Frontage

Front garden laid to lawn.

#### Detached Garage

Double detached rear garage via a shared driveway and vehicle gates. Parking area.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: C