



Guide Price £440,000
Beddington Green, Orpington, Kent,
BR5 2TQ



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Guide Price From £440,000 to £460,000

Three bedroom semi detached house set back from the road situated in an ideal location for St Mary Cray Train Station.

Presented in very good decorative condition this modernised family home comprises; entrance hall, lounge/diner, kitchen and separate w.c on the ground floor with three bedrooms and a bathroom on the first floor.

This well maintained family home features a modern fitted two toned kitchen, modern bathroom suite with a bath and separate shower enclosure, window shutter to the lounge, gas central heating and double glazing.

Outside there is access to the side and a generous gap on the side that offers great potential to extend stlpp.

The rear garden extends approximately 70ft with a decked are, lawn and at the end of the garden an area laid with artificial grass that is an ideal outside dining area.

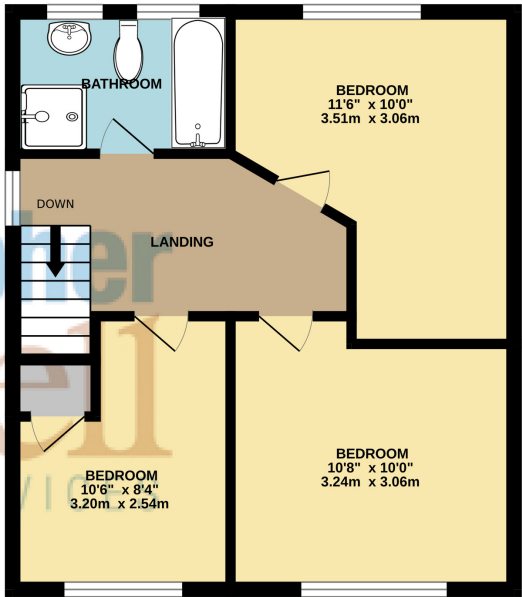
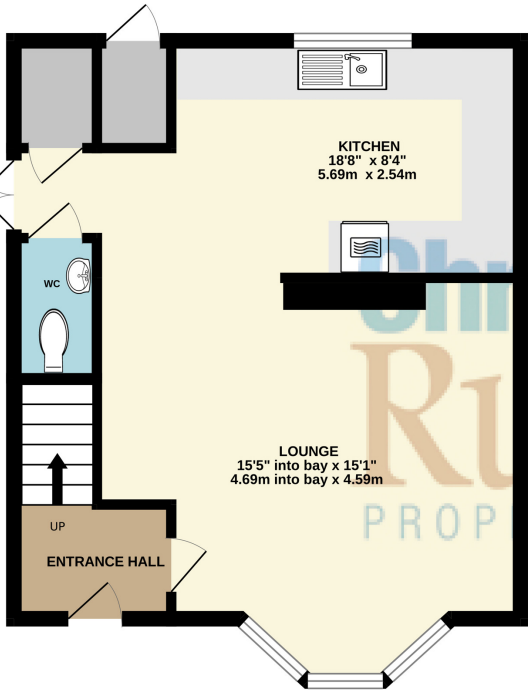
To the front is a large driveway that provides off street parking for several cars and a lawned area to the front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(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		

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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