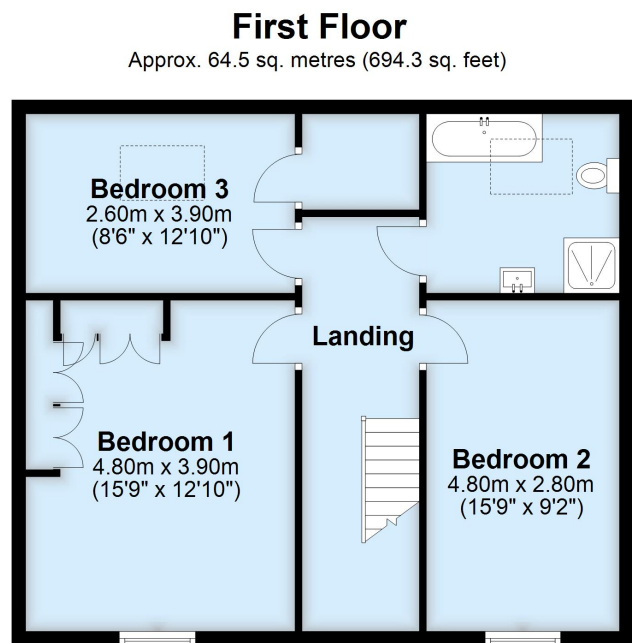
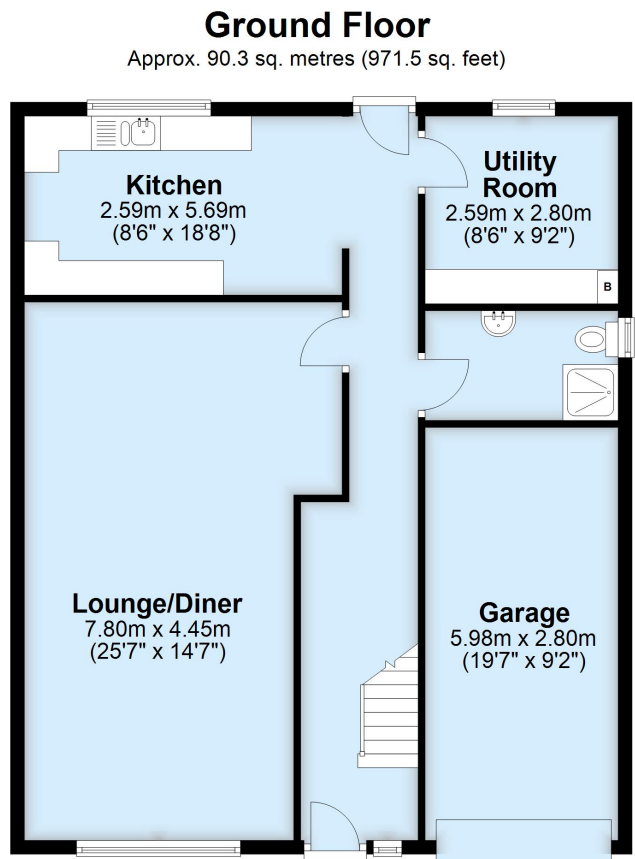


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Total area: approx. 154.8 sq. metres (1665.8 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

34a Mountview Road, Orpington, Kent, BR6 0HW
Guide Price £650,000 Freehold

- Chain Free
- Spacious Semi-Detached
- Private Drive for 3 Cars
- Separate Utility Room
- Quiet Cul-de-Sac
- Three Double Bedrooms
- Bathroom & Shower Room
- Sizeable Lounge/Diner

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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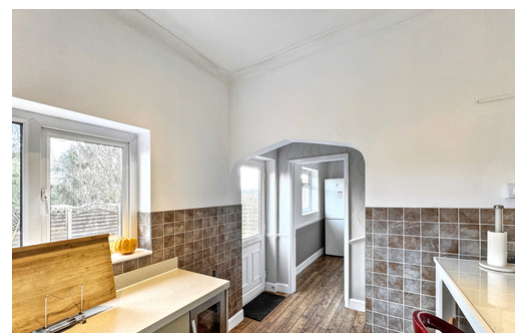
34a Mountview Road, Orpington, Kent, BR6 0HW

GUIDE PRICE £650,000 - £675,000

This spacious semi detached family home (155 sq m) enjoys a quiet cul-de-sac aspect within the Perry Hall school catchment area (for Ofsted Outstanding rating). The property features three double bedrooms on the first floor, a family bathroom with shower and a separate family shower/cloakroom on the ground floor. There is a generous lounge/diner (35 sq m) and a fitted kitchen with new range oven. Benefits to note include a pleasant rear garden with lawn and patio, private driveway for three cars, integral garage (potential to convert), newly-installed double glazed windows, gas central heating, combination boiler, fitted wardrobes (main bedroom), walk-in wardrobe (bedroom three), plus CHAIN FREE POSSESSION. The property is situated within walking distance of Orpington amenities, including the mainline station, serving five mainline London stations, good transport links in the high street, easy access to grammar schools (St Olaves and Newstead Woods) and The Walnuts Leisure Centre. There is a local park with playground and tennis courts, just three minutes' walk for outdoor leisure pursuits. Exclusive to PROCTORS.

Location

Mountview Road is well placed for all of Orpington amenities, mainline station and High Street. The property is close to Perry Hall School and recreation park.



GROUND FLOOR

Entrance Hall

10.43m x 1.64m (34' 3" x 5' 5") Double glazed entrance door, Amtico herringbone flooring, radiator cabinet, room thermostat.

Lounge/Diner

7.80m x 4.45m (25' 7" x 14' 7") Double glazed window to front, two radiators, limestone fireplace surround, feature electric fire, Amtico flooring.

Breakfast Kitchen

5.69m x 2.59m (18' 8" x 8' 6") Double glazed window to rear, double glazed door to garden, range of Shaker style wall and base cabinets, new stainless steel double range oven, five gas burners, extractor chimney, one and a half bowl sink unit, integrated dishwasher, recessed ceiling lights, breakfast table, radiator.

Utility Room

2.80m x 2.59m (9' 2" x 8' 6") Double

glazed window to rear, wall mounted central heating boiler, plumbed for washing machine, ample room for appliances.

Shower Room (Off Hallway)

Double glazed window to side, corner shower cubicle, electric shower, W.C, hand basin, radiator, Amtico herringbone flooring.

FIRST FLOOR

Landing

A spacious area with radiator cabinet, access to loft via ladder.

Bedroom One

4.80m x 3.90m (15' 9" x 12' 10") Double glazed window to front, fitted wardrobes and drawers, radiator.

Bedroom Two

4.80m x 2.80m (15' 9" x 9' 2") Double glazed window to front.

Bedroom Three

3.90m x 2.60m (12' 10" x 8' 6") Double glazed Velux window to rear,

radiator, walk in wardrobe with light.

Family Bathroom with Shower

2.71m x 2.48m (8' 11" x 8' 2") Double glazed Velux window to rear, white suite comprising bath, W.C, hand basin on vanity unit, separate shower cubicle, with electric shower, wall cabinets, recessed ceiling lights, extractor fan, heated towel rail.

OUTSIDE

Rear Garden

Paved patio area, laid to lawn outside tap, power point, side access.

Integral Garage

5.98m x 2.80m (19' 7" x 9' 2") An integral garage with up and over rolling door, power and light.

Frontage

A large driveway, parking for 3 cars.

Council Tax

Local Authority: Bromley
Council Tax Band: E