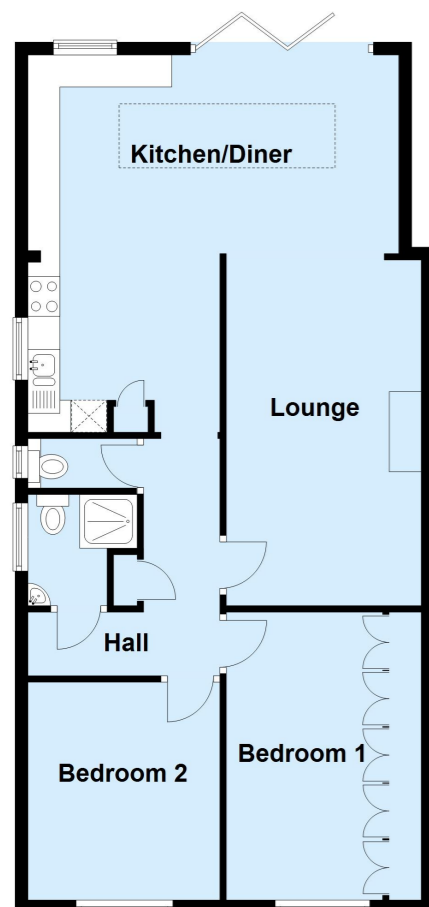




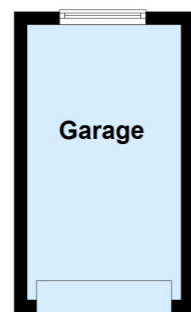
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



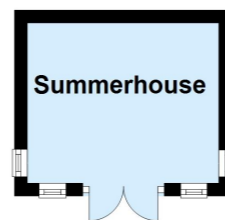
Ground Floor
Approx. 80.0 sq. metres (861.5 sq. feet)



Outbuilding
Approx. 10.4 sq. metres (111.6 sq. feet)



Outbuilding
Approx. 7.5 sq. metres (80.6 sq. feet)



Total area: approx. 97.9 sq. metres (1053.6 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

112 Andover Road, Orpington, Kent, BR6 8BN

Guide Price £630,000 Freehold

- Deceptively Spacious
- Generous Lounge
- Contemporary Kitchen
- Lovely Ceiling Lantern
- Two Double Bedrooms
- Extended Social Area
- Dining Area
- Detached Storage Garage

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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112 Andover Road, Orpington, Kent, BR6 8BN

PRICE GUIDE £630,000 TO £650,000

This extended bungalow in Crofton provides a contemporary feel throughout with a bright and airy extended social living space to the rear aspect. There a semi-open lounge, separate study off the entrance hall, two double bedrooms to front aspect and a modern fitted kitchen with integrated appliances. A desirable ceiling lantern spans the kitchen and dining room area with the added benefit of bi-fold door, enhancing the overall brightness of the room. The entrance hall is 'L' shaped and there you will find a newly renovated bathroom with shower over the bath and stylish white suite. Outside offers a private driveway leading to a detached single garage, ideal for storage and a pleasant east facing rear garden laid to lawn and side access. Benefits include a turn-key interior, double glazed window and doors,, gas central heating by combination boiler, integrated kitchen appliances, wood burning stove, quality fitted wardrobes plus a motivated seller who is buying an advanced chain-free property. The property is ideally placed for Orpington mainline station, local bus routes (R7), reputable nearby schools, Crofton and Darrick Wood schools, grammar schools St Olave's and Newstead Wood, PRU General Hospital, Orpington and Petts Wood larger towns. EXCLUSIVE TO PROCTORS.

Location

Andover Road is situated close to all local amenities, including Orpington mainline station, local bus routes (R7), reputable schools and Orpington town centre.



Ground Floor

Entrance Hall

Double glazed door to side, built-in meter cupboard, radiator, access to loft, high level cupboard, room thermostat.

Lounge

Open plan to social living space, feature chimney breast with wood burning gas stove, radiator, TV point.

Social Living Space

6.32m x 5.79m (20' 9" x 19' 0") 0m x 0m (0' 0" x 0' 0")

Kitchen/Dining Area

Double gazed window to side and double glazed window to rear, range of Shaker cream wall and base cabinets, built-in eye level oven and combination oven, induction hob set in work top, stainless steel extractor chimney, one and half bowl sink unit,

integrated dishwasher, integrated fridge freezer, radiator, recessed ceiling lights.

Dining and Family Area

Double glazed bi-fold doors to garden, large double glazed roof lantern, recessed ceiling lights.

Bedroom One

4m x 3.00m (13' 1" x 9' 10") Double glazed window to front, range of wall to wall fitted wardrobes, radiator.

Bedroom Two

3.22m x 2.94m (10' 7" x 9' 8") Double glazed window to front, radiator.

Bathroom With Shower

Two Double glazed windows to side, contemporary white suite comprising 'P' shaped bath with shower and built-in controls, hand basin on vanity unit, back to cabinet WC , heated towel rail,

ceramic tiled floor and walls, recessed ceiling lights, extractor fan.

Outside

Rear Garden

Paved patio area, laid to lawn, outside power and wall lights, side access with water, double vehicular gates.

Detached Single Garage

Detached brick-built garage with up and over door., window to rear, power and light.

Frontage

Private front garden and driveway to front.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: D

