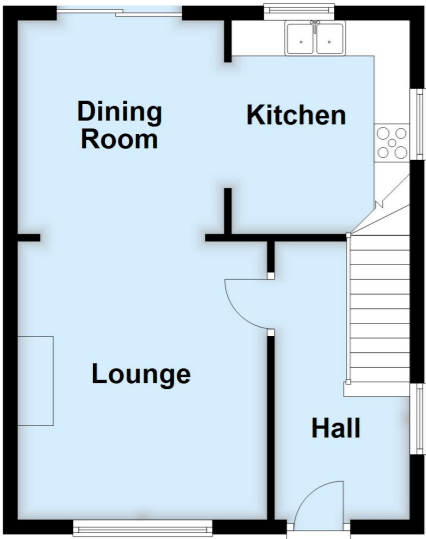


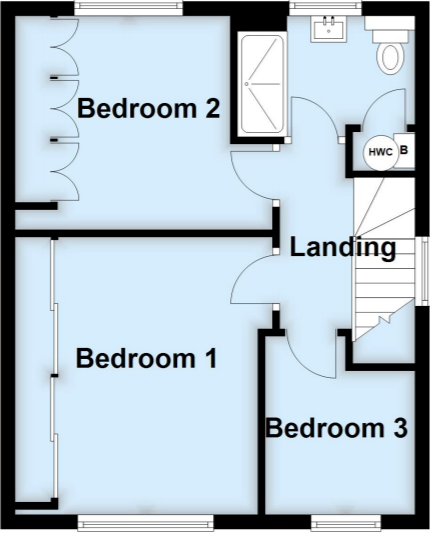
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (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 |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | 65                      | 74        |
|   | EU Directive 2002/91/EC |           |



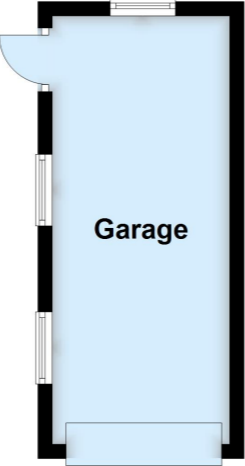
**Ground Floor**  
Approx. 38.4 sq. metres (413.5 sq. feet)



**First Floor**  
Approx. 39.1 sq. metres (421.0 sq. feet)



**Outbuilding**  
Approx. 14.9 sq. metres (160.4 sq. feet)



Total area: approx. 92.4 sq. metres (994.9 sq. feet)  
This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website "www.proctors.london"



Viewing by appointment with our Petts Wood Office - 01689 606666

97 Maxwell Gardens, Orpington, Kent, BR6 9QT  
**Guide Price £550,000 Freehold**

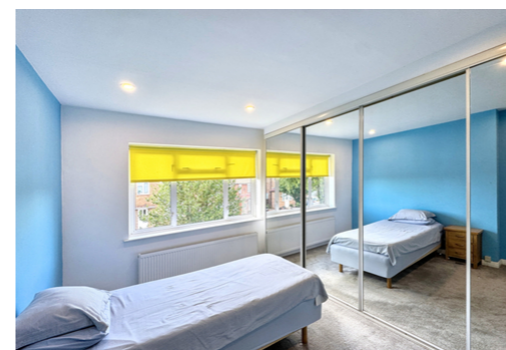
- Chain Free
- Three Bedrooms
- 73 ft. Rear Garden
- Reputable Local Schools
- Post War Built Semi Detached
- Open Plan Living
- Brick Built Garage
- 0.6 Mile Orpington Station

## 97 Maxwell Gardens, Orpington, Kent, BR6 9QT

This post war built CHAIN FREE semi-detached house occupies a sought-after location in Orpington south, convenient for Orpington Town Centre and good transport links with Orpington Station being 0.6 of a mile away. Nearby schools include Warren Road Primary School (Ofsted Outstanding), Tubbenden Lane Primary School, Newstead Wood and St Olave's grammar schools. Offered for sale with no onward chain, the bright and airy accommodation offers three well proportioned bedrooms, a generous through lounge/diner, open aspect kitchen, plus a contemporary family shower room, which can easily be converted back into a bathroom. There is an attractive 73ft approx. south-east facing rear garden, private frontage and shared driveway to side aspect leading to a re-constructed brick built garage. Benefits to note include double glazed windows, gas central heating, upgraded slim radiators, modern ceiling lighting, kitchen appliances to remain, natural wood flooring on the ground floor, scope to extend the rear elevation or add a loft conversion to mirror neighbouring properties (subject to usual planning consent). A great opportunity for a young family moving into the area. Exclusive to PROCTORS.

### Location

Local amenities include Orpington Mainline Station 0.6 of a mile away with services to Charing Cross, Cannon Street, Victoria stations and DLR service via Lewisham. Orpington Town Centre with additional transport links. Local schools include Warren Road and Tubbenden primary schools and the reputable St Olaves and Newstead Wood grammar schools, plus Junction 4 of the M25 is approximately 2 miles away.



### Ground Floor

#### Entrance Hall

3.73m x 1.76m (12' 3" x 5' 9") Panelled entrance door, double glazed window to side, radiator, under stairs meter cupboard, recessed ceiling lights.

#### Lounge/Diner

6.84m x 3.36m (22' 5" x 11' 0") Double glazed window to front, feature fireplace surround with granite hearth, inset gas coal effect fire (not tested), alcove storage cabinets with display shelves, radiator, natural wood flooring, recessed ceiling lights, open plan to dining area.

#### Dining Area

(Narrows to 2.85m (9'4")) Sliding patio doors to garden, radiator, recessed ceiling lights, natural wood flooring, archway to kitchen area.

#### Kitchen

2.92m x 2.32m (9' 7" x 7' 7") Double glazed windows to rear and side, wall and base cabinets, built-in electric oven, gas hob set in worktop, double bowl sink unit, mixer tap, washing machine, fridge and tumble dryer to remain, space and plumbed for dishwasher, natural wood flooring, recessed ceiling lights.

### First Floor

#### Landing

Double glazed window to side, access to loft, room thermostat, recessed ceiling lights.

#### Bedroom One

3.68m x 3.27m (12' 1" x 10' 9") (Into wardrobes) Double glazed window to front, wall to wall mirrored wardrobes, radiator, recessed ceiling lights.

#### Bedroom Two

3.42m x 2.95m (11' 3" x 9' 8") (Into wardrobes) Double glazed window to rear, wardrobes to remain, radiator, recessed ceiling lights.

#### Bedroom Three

2.34m x 1.99m (7' 8" x 6' 6") Double glazed window to front, 'L' shaped fitted desk top, wall shelves, radiator, recessed ceiling lights.

#### Shower Room

2.31m x 1.57m (7' 7" x 5' 2") Double glazed window to rear, tiled shower cubicle, built-in shower controls, glass hand basin on oak unit, back to wall WC, built-in cupboard housing central heating boiler and hot water cylinder, ceramic tiled floor, tiled walls, recessed ceiling lights.

### Outside

#### Rear Garden

73Ft approx. South-east facing, paved patio area, laid to lawn, established shrubs and trees, outside tap, side gate to shared driveway.

#### Single Brick Garage

5.69m x 2.40m (18' 8" x 7' 10") Brick built garage via shared drive, up and over door, windows to side, door from garden. Attached to neighbours garage. Ideal for conversion into a studio or work space (subject to interior insulation).

#### Frontage

Private front garden, established shrubs and trees, shared driveway to side aspect leading to garage.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : D

Estate Agents Act 1979. We are obliged to inform all prospective buyers that the owner is related to an employee of Proctors.