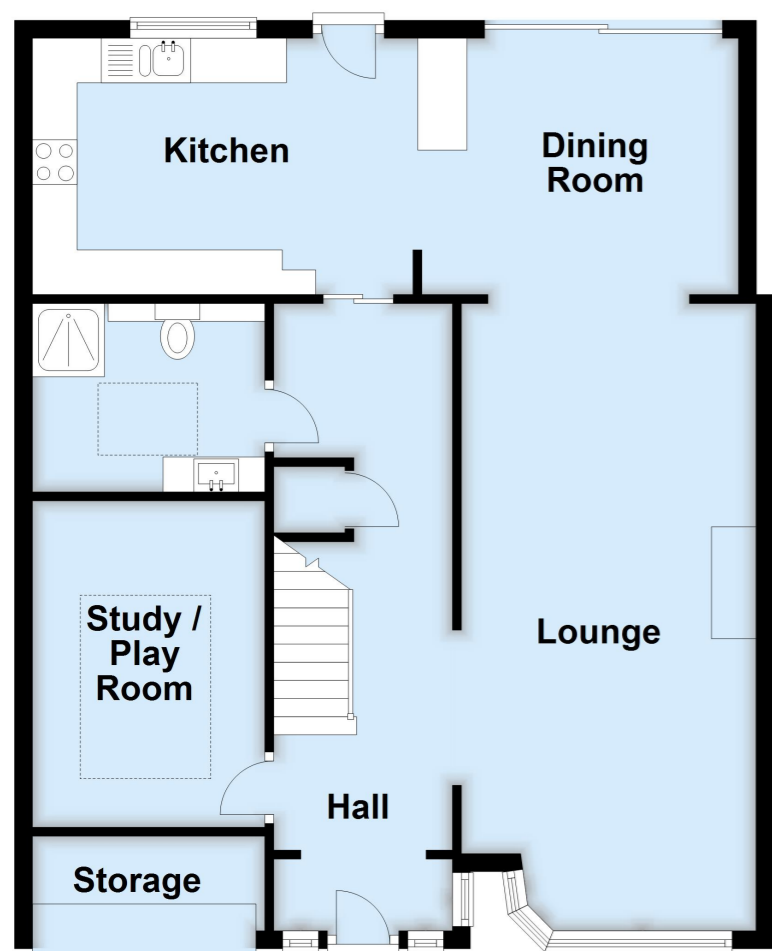


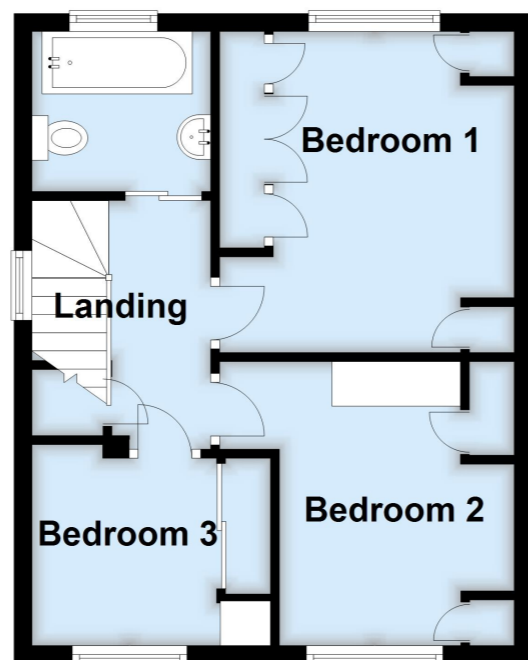
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Ground Floor



### First Floor



Viewing by appointment with our Petts Wood Office - 01689 606666

85 Andover Road, Orpington, Kent, BR6 8BL

**£635,000 Freehold**

- Extended Semi-Detached
- Through Lounge
- Family Bathroom
- Nearby Reputable Schools
- Three/ Four Bedrooms
- Dining Kitchen
- Separate Shower Room
- close To Mainline Station

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 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 at [www.proctors.london](http://www.proctors.london)

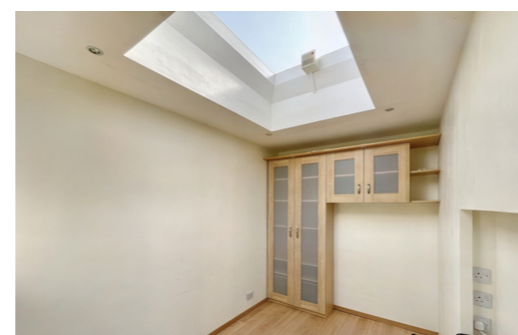


## 85 Andover Road, Orpington, Kent, BR6 8BL

This extended semi-detached house is situated close to Darrick Wood and Crofton schools, Newstead Woods and St Olave's selective schools, Orpington mainline station, local transport and shops, Petts Wood and Orpington amenities. The versatile and extended accommodation features three/ four bedrooms, family bathroom, a shower room/WC on the ground floor and a spacious dining kitchen to the rear aspect. The entrance hall is open plan to the large through lounge providing a great living space for the growing family. There is a delightful south facing rear garden, an attached garage and private driveway for two cars. Additional benefits include CHAIN FREE availability separate shower room and bathroom, double glazing, gas central heating, fitted wardrobes to three bedrooms and contemporary wood effect flooring in the main reception areas. Exclusive to PROCTORS.

### Location

From Orpington main line station proceed along Crofton Road towards Petts Wood, turn left into Allington Road, bear left at the green and turn left at the end of the road into Andover Road. The property is on the left.



### Ground Floor

#### Entrance Hall

Double glazed entrance door, opens out to living area, under stairs cupboard with electric meter, leads to inner hall with deep storage cupboard and two radiators.

#### Through Lounge

25' 0" x 11' 7" (7.58m x 3.46m) Double glazed bay window to front, two radiators, feature fireplace surround with enclosed gas fire (disconnected), stone shelving, recessed ceiling lighting, decorative ceiling beams.

#### Dining Room

12' 2" x 9' 1" (3.71m x 2.76m) Double glazed patio doors to rear, radiator, Karndean flooring, breakfasting peninsular, recessed ceiling lighting, open to kitchen.

#### Kitchen

12' 8" x 9' 0" (3.86m x 2.75m) Double glazed door and window to rear, contemporary fitted wall and base units, granite work surfaces, one and a half bowl sink unit, built-in double electric oven, gas hob unit, extractor hood, pelmet lighting, recessed ceiling lighting, part tiled walls, ceramic tiled floor.

### Bedroom Four/Study

12' 9" x 7' 6" (3.89m x 2.29m) Skylight window, fitted storage cabinets, radiator, recessed lighting.

### Shower Room

7' 9" x 7' (2.35m x 2.14m) Shower cubicle, built-in controls, low level WC and hand basin set in gloss white furniture, granite work surfaces, wall mirror, heated towel rail, wall cabinets, ceramic tiled floor and walls, recessed lighting, skylight.

### First Floor

#### Landing

Double glazed window to side, built-in cupboard housing combination boiler.

#### Bedroom One

12' 1" x 11' 0" (3.69m x 3.26m) Double glazed window to rear, fitted wardrobes, pelmet lighting, radiator.

#### Bedroom Two

10' 5" x 9' 7" (3.18m x 2.93m) Double glazed window to front, fitted wardrobes, radiator.

#### Bedroom Three

8' 2" x 7' 5" (2.50m x 2.20m) Double glazed window to front, fitted double wardrobe with mirror sliding doors, radiator.

### Family Bathroom

5' 9" x 5' 7" (1.76m x 1.70m) Double glazed window to rear, white suite comprising bath with shower attached and shower screen, low level WC, wash hand basin set in white gloss cabinet, granite work top, heated towel rail, ceramic tiled floor and walls, wall cabinet.

### Outside

#### Garden

South facing aspect, paved patio area, laid to lawn, established borders, pleasant decked area, timber cabin shed with power, tool storage box.

### Attached Storage Garage

Up and over door. Storage only.

### Frontage

Private driveway for two cars, exterior lighting.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E