



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

7 Marsden Way, Orpington, Kent, BR6 9TX  
**£490,000 Freehold**

- Rarely Available
- Two Double Bedrooms
- Storage Garage/Study
- Well-Presented Interior

- Detached Bungalow
- Double Glazed Conservatory
- Private Driveway
- Chain Free Property



## 7 Marsden Way, Orpington, Kent, BR6 9TX

A rarely available detached bungalow geared towards downsizing or that eagerly awaited retirement plan. Occupying a quiet aspect in Orpington, this deceptively spacious property comprises two double bedrooms, a fitted kitchen with appliances, lounge leading to a sizable double glazed conservatory, and shower room off the entrance hallway. There is a secluded rear garden with established borders, side access and a private driveway. The attached single garage is divided into two parts for storage and a separate office/work space. Benefits include a storm porch, double glazed windows, gas central heating by warm air, AC unit, fitted wardrobes and no onward chain. Marsden Way provides a cul-de-sac aspect, just a few minutes' drive from Orpington town centre, mainline station, Green St Green amenities and walkable distance to reputable schools, local shops in Crescent Way and transport links Exclusive to PROCTORS.

### Location

Marsden Way is situated within walking distance of good transport links serving Orpington town centre, mainline station, Green Street Green amenities, walkable to reputable schools and Orpington Hospital and nearby shops in Crescent Way.



### Ground Floor

#### Entrance Porch

Double glazed entrance door and window, porch light.

#### Entrance Hall

Double glazed inner door and window, built-in storage airing cupboard, room thermostat, access to loft via ladder (part boarded), warm air vent.

#### Lounge

3.20m x 2.70m (10' 6" x 8' 10") Double glazed French doors to conservatory, warm air vent, TV point.

#### Double Glazed Conservatory

3.85m x 2.99m (12' 8" x 9' 10") Fully double glazed surround, French doors to garden, ceramic tiled floor, wall heater.

#### Kitchen

3.20m x 2.16m (10' 6" x 7' 1") Double glazed window to front, range of modern white gloss wall and base

cabinets, electric oven and hob, extractor hood, ceramic sink unit and drainer, washing machine and fridge/freezer to remain, central heating boiler serving warm air heating, built-in larder cupboard with electric circuit breaker.

#### Bedroom One

5.49m x 3.09m (18' 0" x 10' 2") Double glazed oriel bay window to front, air conditioning unit, fitted wardrobes with sliding doors, warm air vent.

#### Bedroom Two

3.59m x 2.60m (11' 9" x 8' 6") Double glazed window to rear, built-in double wardrobe, warm air vent.

#### Shower Room

1.95m x 1.66m (6' 5" x 5' 5") Double glazed window to side, shower cubicle, hand wash basin, WC, extractor fan, wall cabinet, warm air vent,

### Outside

#### Storage Garage with Office

Garage Area 3.18m x 2.37m (10' 5" x 7' 9") Attached brick built garage, up and over door, interior partitioned wall with door to office area, power and light.

#### Office Area

2.21m x 1.60m (7' 3" x 5' 3") Double glazed door from garden.

#### Garden

Laid to lawn, established evergreen shrubs and bushes, outside tap, wall lights.

#### Frontage

Private driveway leading to garage.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : D