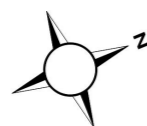
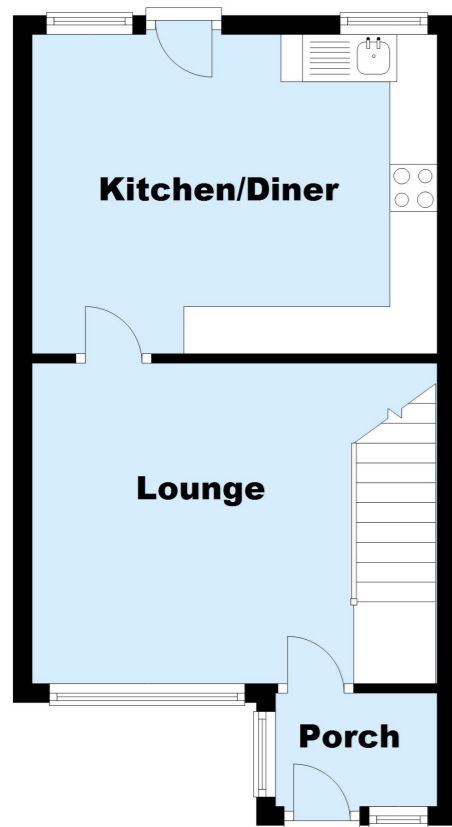


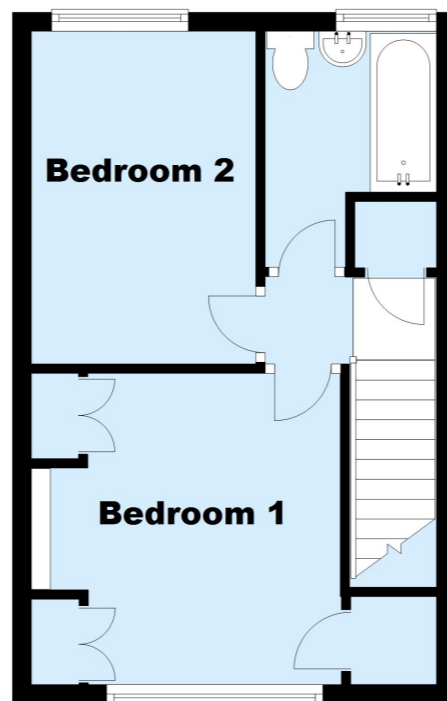
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
 Approx. 31.7 sq. metres (341.0 sq. feet)



**First Floor**  
 Approx. 29.6 sq. metres (319.1 sq. feet)



**Total area: approx. 61.3 sq. metres (660.1 sq. feet)**



Viewing by appointment with our Petts Wood Office - 01689 606666

44 Gumping Road, Orpington, Kent, BR5 1RX

**£450,000 Freehold**

- Deceptively Spacious
- Two Double Bedrooms
- Stylish Dining Kitchen
- Garage En-Bloc
- Mid-Terrace House
- Generous Living Area
- Modern Bathroom & Shower
- Desirable Location

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



## 44 Gumping Road, Orpington, Kent, BR5 1RX

This modern inner-terrace house enjoys a quiet cul-de-sac aspect within easy walking distance of all amenities including Orpington mainline station, reputable nearby schools (Darrick Wood and Crofton Schools catchment), plus optional transport links in Crofton Road for Petts Wood, Orpington and Locksbottom larger communities. The bright and airy accommodation comprises two double bedrooms, a generous living room with open staircase, stylish gloss white dining kitchen, double glazed entrance porch with storage and contemporary bathroom with shower. There is an attractive rear garden with lawn and decked sun terrace, plus a secure garage en-bloc. Additional benefits include newly fitted combination boiler (2021), double glazed windows, venetian blinds to remain, neutral interiors rooms and fitted wardrobes in the main bedroom. Interior viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

### Location

From Orpington Station bear right into Crofton Road and head towards Petts Wood. Turn right into Crofton Lane, left into St Thomas Drive, second left into Romany Rise and continue into Gumping Road. The property is on the right.



### Ground Floor

#### Entrance Porch

Double glazed entrance door, double glazed window to front and side, useful storage area, wall light, space for coats.

#### Living Room

14' 1" x 10' 9" (4.29m x 3.28m) Inner glazed door, double glazed window to front with Venetian blinds, TV & cable point, understairs storage with circuit breaker, radiator, open aspect to stairs, door to kitchen.

#### Dining Kitchen

14' 1" x 11' 0" (4.29m x 3.32m) Double glazed entrance door to garden, double glazed window to rear, range of gloss white wall and base cabinets, built in electric hob and separate



electric grill, gas hob set in work top, space for tumble dryer, single sink unit, mixer tap, pull out larder cupboard, ceramic tiled floor, pelmet lighting, area for dining table.

### First Floor

#### Landing

Access to loft via loft ladder (mostly boarded and housing combination boiler), built in linen cupboard.

#### Bedroom One

10' 9" (3.32m x 3.28m) Double glazed window to front, fitted wardrobes with drawers, charging points, built in single wardrobe, radiator, recessed ceiling lights.

#### Bedroom Two

11' 0" x 7' 10" (3.36m x 2.40m) Double glazed



ceiling lights, radiator.

### Bathroom

Double glazed window to rear, white suite comprising bath with shower screen and built in shower above, hand basin, W.C, chrome heated towel rail, tiled walls, recessed ceiling lights.

### Outside

#### Rear Garden

Decked patio, laid to lawn, established borders, mature trees and shrubs, paved patio area, rear pedestrian access.

#### Single Garage

En-bloc with up and over door.

### Council Tax

Local Authority: Bromley Council

Council Tax Band: D

