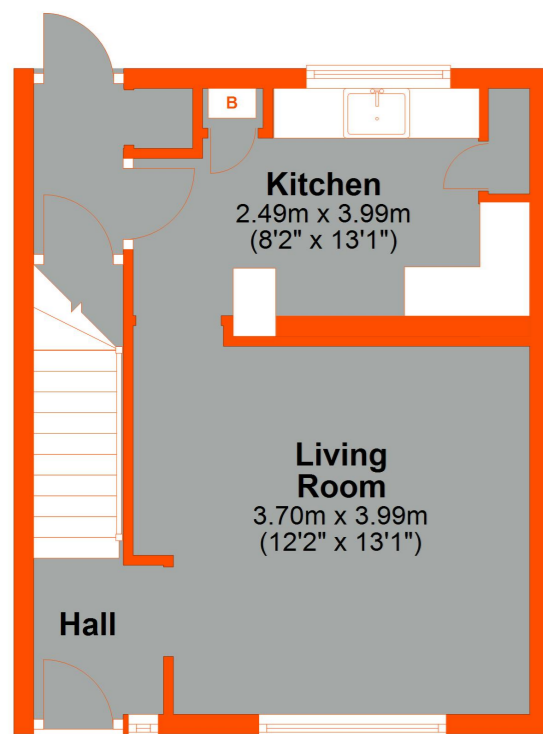


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | 68 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G |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



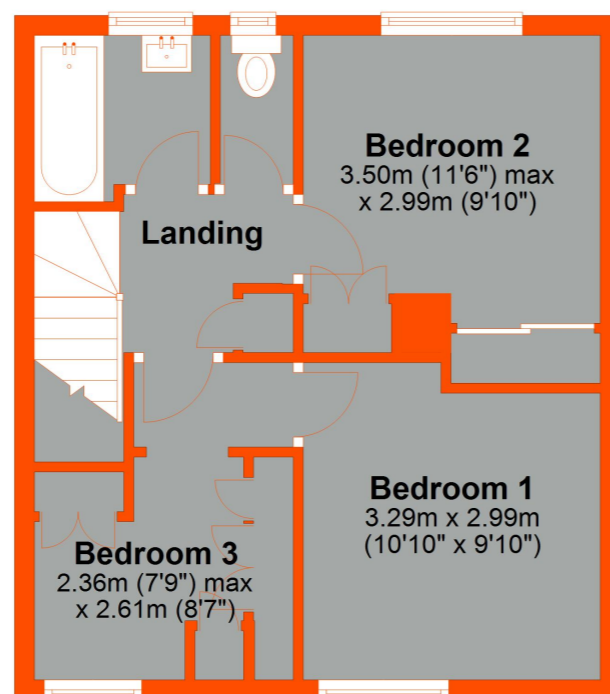
Ground Floor

Approx. 31.4 sq. metres (338.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

46 Ascot Road, Orpington, Kent BR5 2JF

Offers in Excess of **£399,000 Freehold**

- 3 Bedroom Mid Terrace House
- Fitted Kitchen
- Good Size Garden
- Great Location
- Large Lounge/Dining Room
- Modern Bathroom/Separate WC
- Double Glazing & Central Heating
- Ideal First Time Home

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 may also recommend firms of Solicitors and 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 a 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

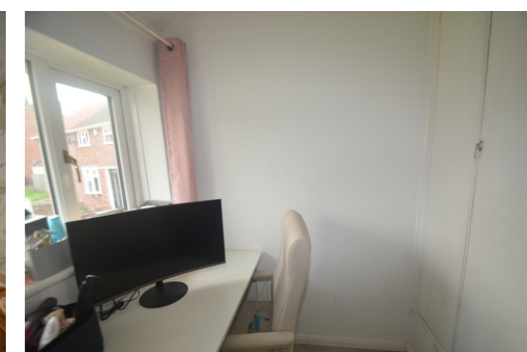


46 Ascot Road, Orpington, Kent BR5 2JF

A mid terrace post war 3 bedroom house set in a popular location, overlooking a central green. The property has 2 double bedrooms and a 3rd single bedroom/study, lounge/dining room, fitted kitchen, modern bathroom, separate WC, large family garden with decked area, double glazing, central heating, an ideal 1st time home.

Location

Orpington/Petts Wood borders - the property is situated within walking distance of Petts Wood Centre and its mainline train station with a fast and frequent service to Central London and beyond, shops, restaurants and coffee shops. Nugent Shopping Park is also a short drive away. Bus routes, local schools and plenty of open green space are also close at hand.



GROUND FLOOR

Entrance Hall

Lounge

Double glazed windows to front overlooking the central green, electric wall heater, radiator, laminate flooring, display shelving.

Kitchen

Double glazed window to rear overlooking the garden, deep enamel sink with mixer taps set in a range of matching worktops with cream wall/base units and drawers, gas hob and oven, larder cupboard, cupboard housing gas central heating boiler, ceramic part tiled walls.

Inner Hall

Understairs storage, plumbed for washing machine, door to garden.

FIRST FLOOR

Landing

Loft access, built-in storage cupboard, radiator, doors to:

Bathroom

Matching white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set in a vanity unit, heated towel rail, ceramic tiled walls, double glazed window to rear.

Separate WC

Low flush WC, double glazed window to rear.

Bedroom 2

Double glazed window to rear, radiator, fitted mirror fronted wardrobes and built-in wardrobes.

Bedroom 3

Double glazed window to front, fitted mirror fronted wardrobes and built-in wardrobes.

Bedroom 1

Double glazed window to front, radiator.

EXTERIOR

Rear Garden

A large decked area leading to central lawn with flower beds to the side, wooden shed and metal shed to rear.

ADDITIONAL INFORMATION

Council Tax

Bromley Borough band C

Agent Note

The Vendor is related to one of the business owners of Proctors.

