



84 Lovibonds Avenue, Orpington, BR6 8EW
£785,000

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- Chain Free
- 3 Bed Bungalow
- Secluded 150' South East Facing Garden
- Offstreet Parking for 3 + Cars
- Council Tax Band F



Coming Soon-This stunning, Chain Free 3 bedroom detached bungalow is highly adaptable & situated within easy walking distance of Darrick Wood School. Amongst the properties many features is it's highly secluded 150' South East facing garden & off street parking for 3 plus cars. Offered with no onward chain, this home is sure to attract much interest & your early viewing comes highly recommended.

Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.





IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		84
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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