



28 Elizabeth Way, Orpington, BR5 4BJ
£425,000

28 Elizabeth Way, Orpington, BR5 4BJ

- End Of Terrace Family Home With 3 Bedrooms
- Extended With A Kitchen/Diner, Study & Ground Floor Shower
- Stunning South Facing Garden & Off Road Parking
- Located On This Side Road But Still In Reach Of Orpington High Street & SMC Station
- Viewing Advised - Seller Suited With Onward Move



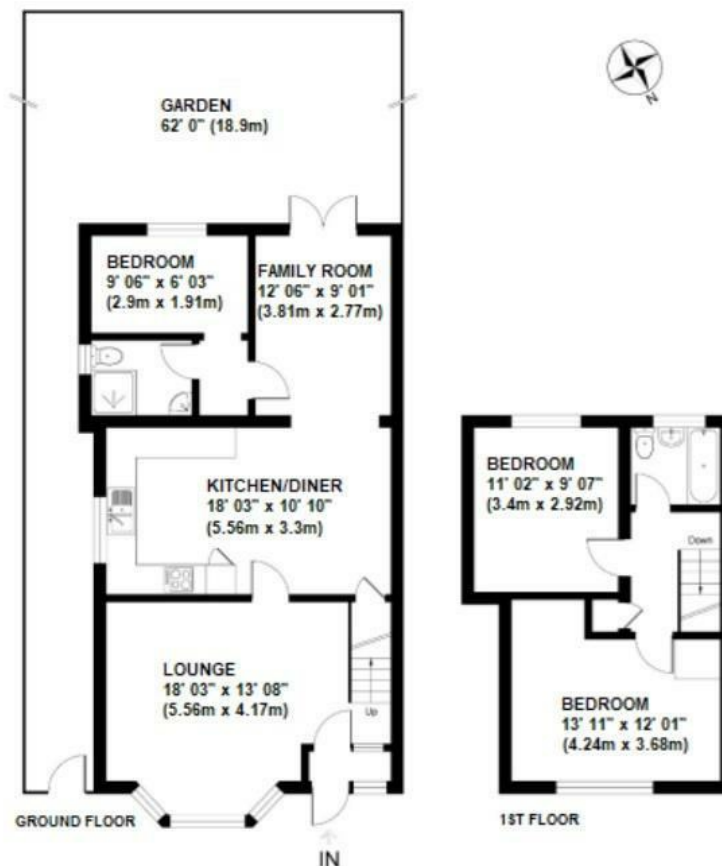
A well presented, three bedroom, end terrace with off road parking and a sizable ground floor extension. The property is located within reach of Orpington High Street and the Nugent retail park, as well as St Mary Cray station. The property offers a spacious lounge to the front and kitchen to the rear, as well as a dining space, ground floor shower room and study. On the first floor there are three bedrooms and a family bathroom. To the rear there is a stunning, sunny, South facing garden with a large entertaining patio. A viewing is very highly advised and the seller is suited with their onward move.

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.



Approximate Gross Internal Area = 100 sq m / 1081 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	78
EU Directive 2002/91/EC		

01689 819991

www.edmund.co.uk

