



**85 Woodcote Drive, Orpington, BR6 8DT**  
**£350,000**

85 Woodcote Drive, Orpington, BR6 8DT

- No Onward Chain
- Bright Reception Room
- 3 Good Sized Bedrooms
- Own Garage
- Situated in the Crofton School Catchment
- Ideally located for all local amenities
- Council Tax Band D



Looking for space at an affordable price?-Then look no further than this three bedroom, split level maisonette, which is offered in A1 order throughout and is being sold with no onward chain. The accommodation comprises a light & bright reception room, which flows from the front to the back of the property & fitted kitchen, whilst upstairs we find 3 good sized bedrooms, all with fitted wardrobes & the family bathroom, The property also has it's own garage, which was re-roofed in recent years. Ideally located for all amenities & set within the Crofton catchment area, this property is sure to attract much interest & as such, your early viewing comes highly recommended.

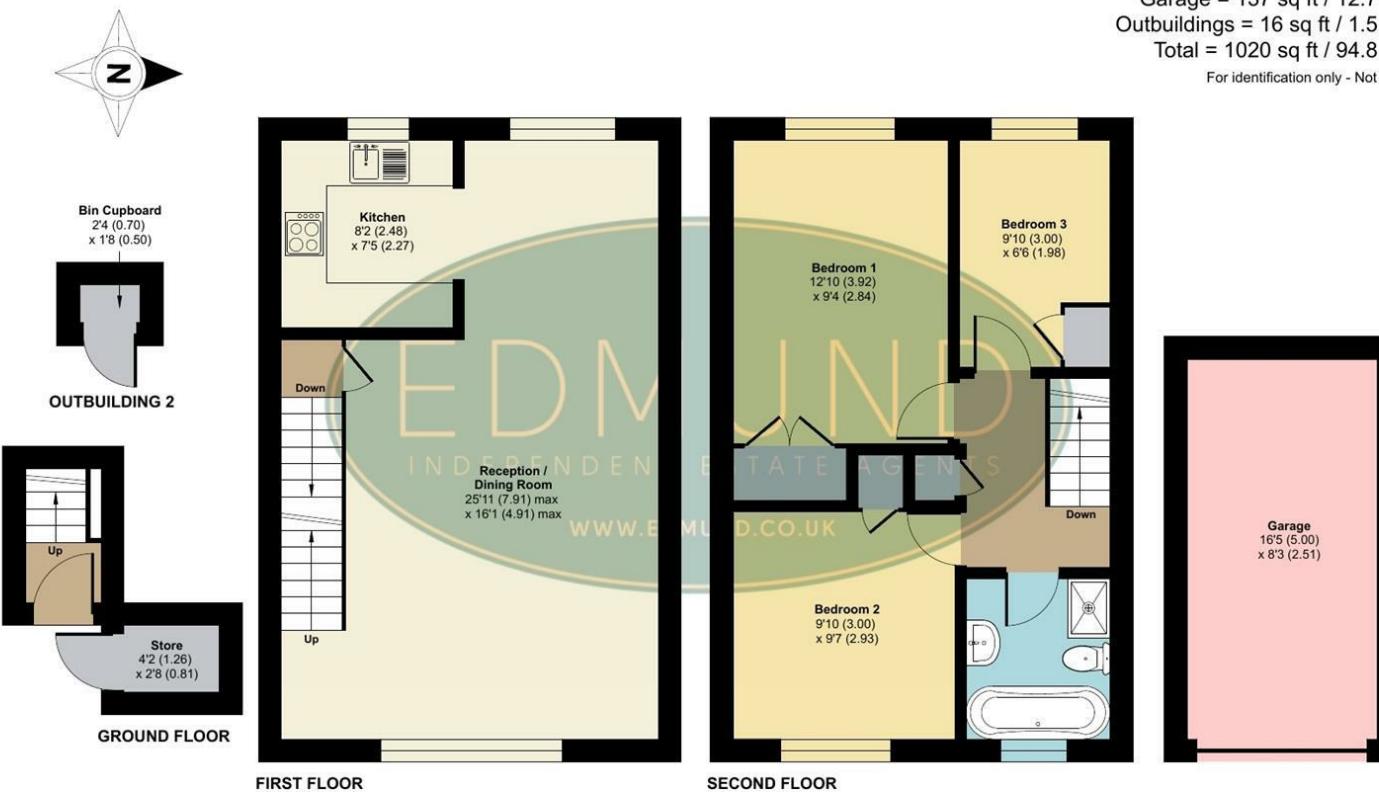
## Viewing

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.



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Approximate Area = 867 sq ft / 80.5 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Outbuildings = 16 sq ft / 1.5 sq m  
 Total = 1020 sq ft / 94.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026.  
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## 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	73
EU Directive 2002/91/EC			

# 01689 819991

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