



TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances listed have not been tested and no guarantee as to their operability or efficiency can be given.  
 Issue with Hertsplus 01202.



**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

**3 Princess Parade Crofton Road  
 Orpington  
 BR6 8NP**

**01689 850 111  
 locksbottom@anthonymartin.co.uk  
 anthonymartin.co.uk**

**Guide Price  
 £400,000**

## **Amblecote Meadows Grove Park**

**Guide Price £400,000 to £420,000**  
Anthony Martin are delighted to bring to the market this 2 bedroom freehold property ideally located for local amenities and transport including Grove Park mainline station. The property has been renovated by the current owners to include underfloor heating throughout, water softener and new boiler. An ideal property for both first time buyers and investors.

Approached by a pretty front garden the front door leads into a small lobby. The ground floor is open plan with hardwood flooring throughout and provides a wonderful space to cook, dine and relax. The kitchen overlooks the rear garden and is part integrated with a range of base and wall units. There is ample space for a dining table and separate lounge area to the front of the property.

To the first floor there are two good sized bedrooms, the front bedroom with fitted wardrobes. The modern bathroom is part tiled with a walk in rain shower, basin and wc.

The property is end of terrace and the corner plot provides a good sized garden which is mainly laid to lawn and features a garden office. There is a dropped kerb for parking.



- **2 Bedrooms**
- **Garden Office**
- **Dropped Kerb for Parking**
- **Underfloor Heating Throughout**
- **Open Plan**
- **Water Softener**
- **Opportunity to Extend STPP**
- **Close to Local amenities including Bannatyne's Health Club**
- **Excellent Transport Links**
- **EPC D62**

