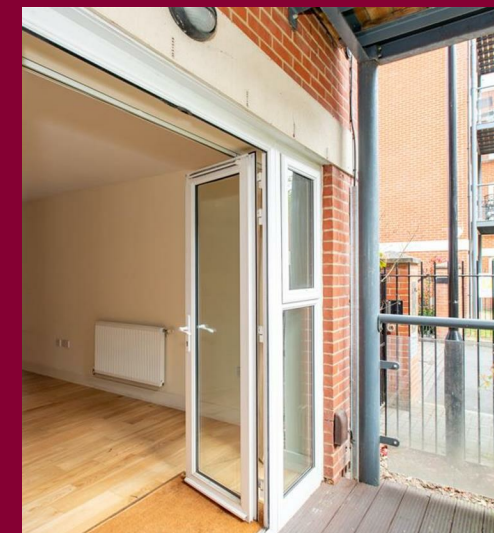


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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied 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**

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**Guide Price
£350,000**

Orchard Grove Orpington

Anthony Martin are delighted to bring to the market this chain free ground floor apartment situated in the heart of Orpington. The apartment is within walking distance of both the high street with restaurants, a cinema, shops and a leisure centre, and the station with a fast service to London.

The development was built around 10 years ago and benefits from an entry phone system and a gated entrance as well as double glazing throughout and gas central heating.

The spacious entrance hall has two large built-in cupboards (with one containing the water tank).

The open plan reception room/kitchen is bright and airy with French doors onto the private terrace. The kitchen features a range of fitted wall and base units with work surfaces over, sink unit and mixer tap, and integrated appliances including an oven, hob with extractor over, fridge freezer, dishwasher and washer dryer machine.

There are two double bedrooms, the master has its own en suite shower room and fitted wardrobes.

The part tiled family bathroom has a modern white three piece suite including a bath, WC and wash hand basin.

The apartment further benefits from a private terrace and allocated parking



- Chain Free
- 2 Double Bedrooms
- 2 Bathrooms
- Energy Efficiency Rating C79
- Walking Distance to Orpington High Street
- Private Terrace
- Allocated Parking
- Gated Development
- Walking Distance to Orpington Mainline Station
- Easy access to M25

