

GROUND FLOOR
APPROX. FLOOR
AREA 49.3 SQ.M.
(531 SQ.FT.)

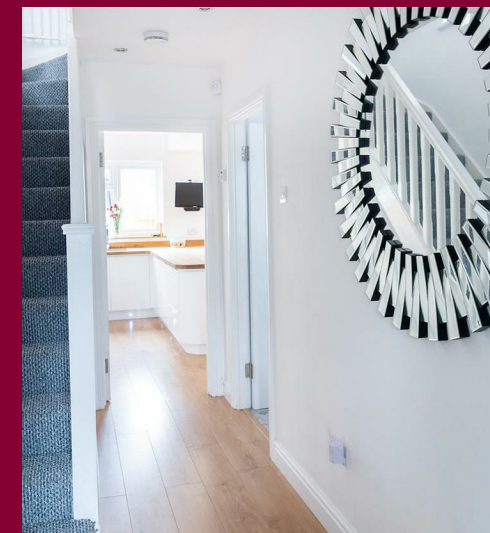
1ST FLOOR
APPROX. FLOOR
AREA 43.9 SQ.M.
(474 SQ.FT.)

ROOF FLOOR
APPROX. FLOOR
AREA 32.3 SQ.M.
(348 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.6 SQ.M. (1373 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only
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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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**Offers Over
£550,000**

Bassetts Way Orpington

This beautifully presented five bedroom semi detached property has been extended by the current owners and would make an ideal family home. Located in a sought after area within catchment for excellent local schools and walking distance of local shops and amenities.

The front door opens into the porch area with cloakroom storage. The reception room with picture window to the front can be opened up into the impressive kitchen/diner with sliding patio doors onto the garden. The kitchen is fully integrated with a range of base and wall cupboards, and breakfast bar.

To the first floor there are two double bedrooms, a further single bedroom and modern family bathroom.

To the second floor there are 2 further bedrooms and a shower room

Outside there is driveway. To the rear the garden is mainly laid to lawn with a terrace for outside dining and a garage



- 5 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen/Diner
- Driveway
- Garage
- Beautifully Presented
- Walking Distance to Locksbottom High Street
- Good Transport Links
- Excellent Schools Catchment
- EPC C69

