

GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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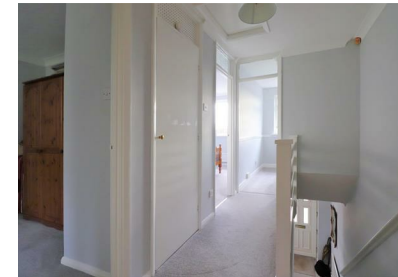


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



CLOVELLY WAY
ORPINGTON

Guide Price £390,000



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The UK's number one property website

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PrimeLocation.com

onTheMarket.com

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



Guide price £390,000 to £400,000

Anthony Martin are excited to offer for sale this three bedroom end of terrace with no forward chain and it is in the catchment area for the very popular Perry Hall Primary School.

The property is being offered with a spacious lounge diner which has recently been painted and has brand new patio doors which lead out in to a small low maintenance garden. Adjacent to the lounge is the kitchen which has ample storage. Upstairs there are three bedrooms and a three piece bathroom suite. To the front there is a driveway and there is also a garage en-bloc.

There are many benefits to living here and being close to two stations are just two of them, Petts wood station is just over a mile away and Orpington station is just under a mile away. The school Perry Hall is literally around the corner and Orpington town centre is within access and here you have everything from supermarkets, clothes shops to restaurants and bars.

You will need to view this property to fully appreciate it so book your viewing slot today!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CLOVELLY WAY

ORPINGTON

- Three Bedroom End Of Terrace
- Driveway & Garage En-Bloc
- Close To Perry Hall Primary School
- Close To Orpington & Petts Wood Station
- No Forward Chain
- Double Glazed & Central Heating
- Cul-De-Sac Location
- Close To Orpington Town Centre
- Ideal For A First Time Buyer
- EPC Rating High "D"

