

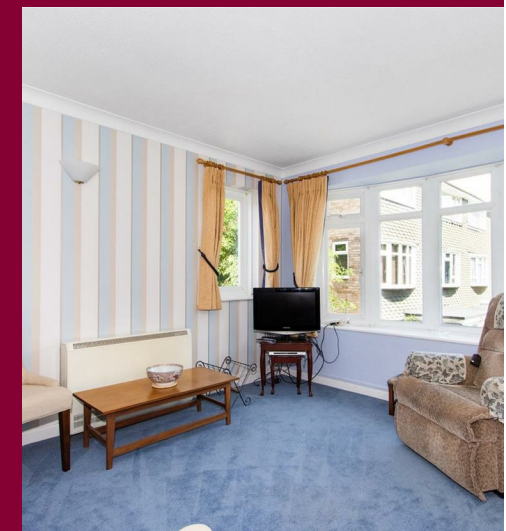
TOTAL FLOOR AREA: 743 sq ft (69.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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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.

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**Offers Over
£325,000**

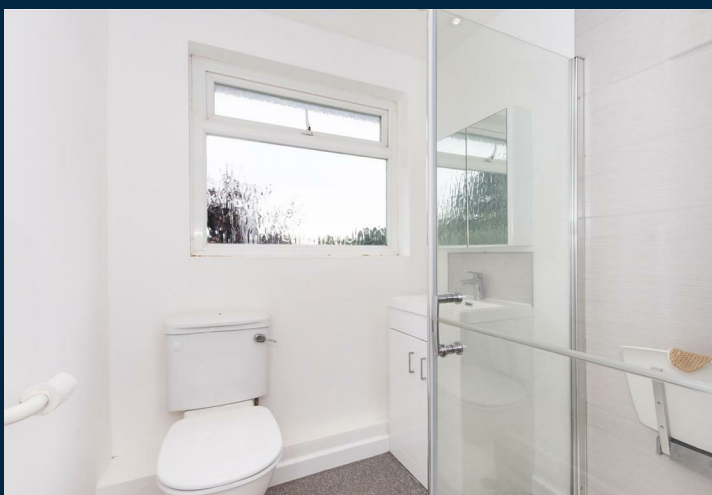
Clareville Road Orpington

Anthony Martin are delighted to bring to the market this well presented split level maisonette occupying the first and second floors of this purpose built block.

Great transport links, walking distance to Orpington station and catchment for Darrick Wood School.

This maisonette would be perfect for young professionals , or for a family. and offers great links to Locksbottom, Petts Wood, and Orpington High Streets.

From the private ground floor entrance, stairs lead to the open plan first floor. To the front there is a well planned kitchen and dining area, open to the lounge to the rear. To the second floor there are two good sized bedrooms and a family bathroom. The property has plenty of storage, including a built in wardrobe, cupboard on the landing and a garage.



- **2 Bedrooms**
- **First and Second Floor**
- **Private Entrance**
- **Walking Distance to Orpington Station**
- **Good Schools Catchment**
- **Good Transport Links**
- **Garage**
- **EPC TBA**

