



35 Lincoln Green Road  
Orpington, BR5 2DU  
£1,500

**Anthony Martin**  
Estate Agents

\*\*\*AVAILABLE FROM 18th OCTOBER 2021\*\*\*

Located in the popular Poverest area on the borders of Petts Wood with its fine array of schools is this spacious three bedroom end of terrace house that would make an excellent family home. The property has been well maintained throughout and open planned letting lots of light permeate the ground floor. There is a bright lounge leading into a separate dining area with patio doors to the rear garden that is ideal for a family meal. This flows into the recently fitted shaker style kitchen with a range of integrated appliances.

On the first floor there are two double bedrooms, a large single bedroom and a modern bathroom with separate W.C. which can be opened into a single bathroom.

The rear garden is a lovely size and laid to lawn. There is plenty of room for a trampoline or football goal as well as a quiet corner to relax in with a book.

The property was updated in full within the past few years.

For commuting, this property is ideally situated less than a mile from either Petts wood or St Mary Cray stations. The A20/M25 are a short drive away for those who prefer to drive to work.





# 35 Lincoln Green Road, Orpington, Kent, BR5 2DU

Lounge  
13'1 x 11'10 (3.99m x 3.61m)

Dining Room  
9'10 x 9'5 (3.00m x 2.87m)

Kitchen  
10'3 x 9'10 (3.12m x 3.00m)

First Floor

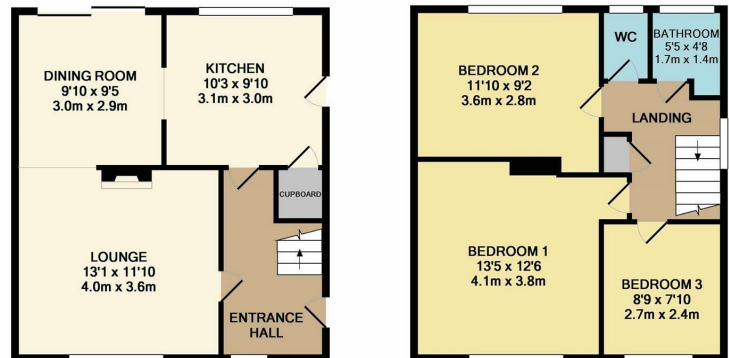
Bedroom One  
13'5 x 12'6 (4.09m x 3.81m)

Bedroom Two  
11'10 x 9'2 (3.61m x 2.79m)

Bedroom Three  
8'9 x 7'10 (2.67m x 2.39m)

Bathroom  
5'5 x 4'8 (1.65m x 1.42m)

WC

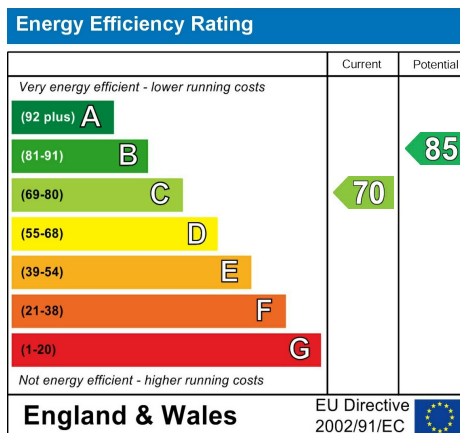
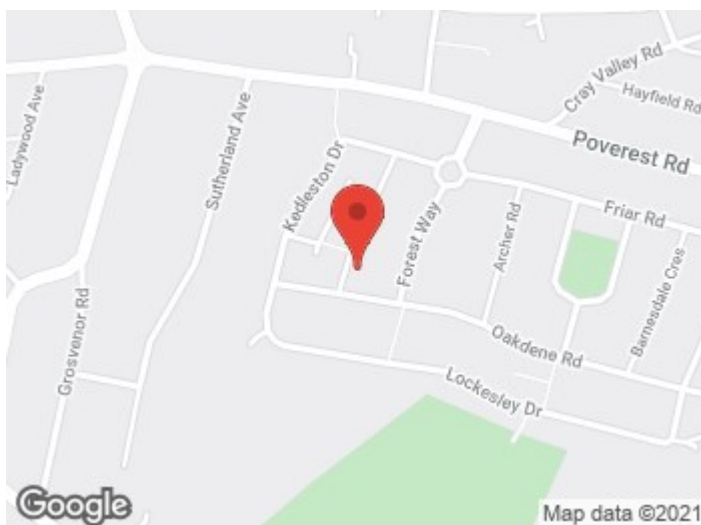


GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ. FT.  
(39.9 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ. FT.  
(39.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 857 SQ. FT. (79.6 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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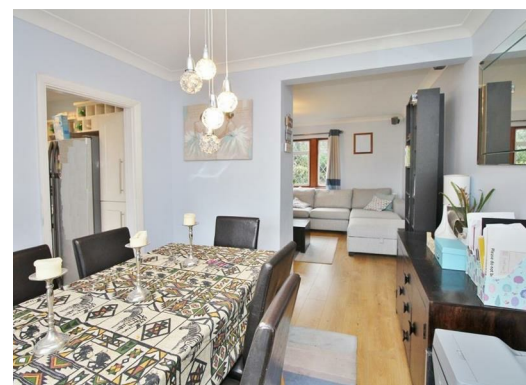


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