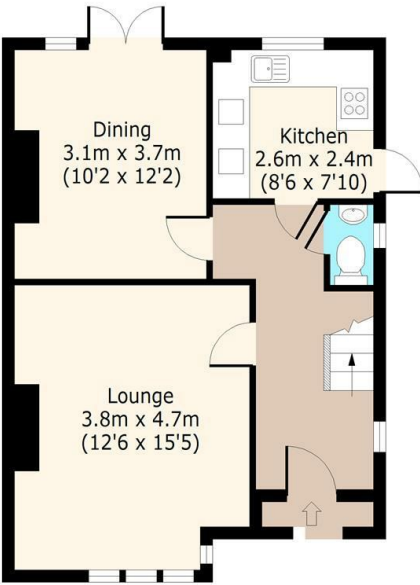




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating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

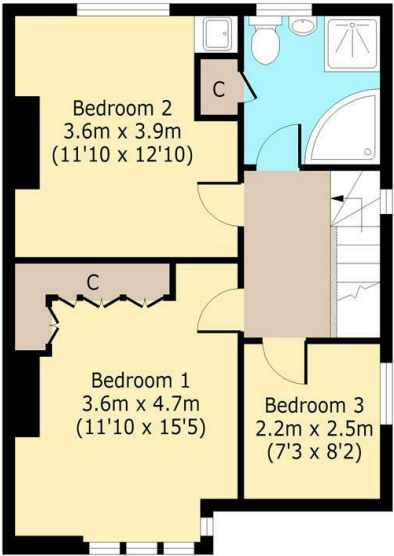
Ground Floor

Approx. 46.7 sq. meters
(503 sq. feet)



First Floor

Approx. 48.1 sq. meters
(518 sq. feet)



Total area: approx. 94.8 sq. meters (1020 sq. feet)
For illustration purposes only - not to scale



HILDA VALE ROAD
ORPINGTON
£500,000

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The UK's number one property website

Zoopla.co.uk

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



Anthony Martin are delighted to bring to the market this 3 bedroom property in a sought after location within catchment of good local schools and close to local amenities including shops and restaurants at Locksbottom High Street, and the park at Tugmutton Common with its outdoor gym, tennis and cricket clubs.

The driveway to the front of the property provides off street parking for several cars. The front door opens into a spacious entrance hall. The front reception room features a gas fire and double glazed window. The kitchen has a range of base and wall units with a back door to the garden. The dining room has a gas fireplace and French doors leading to the garden.

To the first floor there are two double bedrooms, a further good sized single bedroom and a family bathroom with separate shower.

Outside the garden is mainly laid to lawn with a large patio ready for outdoor dining. there is a workshop to the rear of the garden.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

HILDA VALE ROAD

ORPINGTON

- Darrick Wood Catchment
- Sought after location
- Off road parking
- 3 bedrooms
- Semi-detached
- Excellent transport links
- Close to local amenities
- Potential to extend
- Family sized garden
- EPC to be confirmed

