



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(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			83
(81-91) B			
(69-80) C			
(55-68) D		48	
(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. FLOOR
AREA 347 SQ.FT.
(32.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.8 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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CURTISMILL WAY ORPINGTON

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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 privileged to offer for sale this two bedroom terrace house which is a great first time buyer project.

The property comprises of a porch and entrance hall, off of the hall is a sizeable lounge and to the rear of this is a kitchen diner. Upstairs there are two bedrooms and a bathroom but with a little imagination and the adding of a stud wall in the right place this property could easily be a three bedroom! To the front there is a driveway and to the rear there is a garden.

You will need to see this property to fully appreciate its potential so why not book your viewing slot now!

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CURTISMILL WAY

ORPINGTON

- Two Bedroom Terrace House
- Driveway To The Front
- Garden To The Rear
- Side Access
- Could Change it Into A 3 Bedroom
- Near To Sidcup & Orpington Town Centres
- Some Updating Required
- Ideal First Time Buyer Project
- Retail Park Near By
- Schools Within Access

