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**3 Princess Parade Crofton Road
Orpington
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**Offers Over
£845,000**

High Street Orpington

Anthony Martin are delighted to bring to the market this detached property in excess of 2600 square foot. Currently arranged as a self contained 2 bedroom ground floor flat and 4 bedroom house. The property is in a sought after location being in catchment for good schools, with excellent transport links and offers the opportunity for remodelling.

The porch to the front of the property leads directly into the two bedroom flat. With an impressive open plan lounge/dining room, bedroom to the front with ensuite shower room, a further double bedroom with fitted wardrobes, bathroom and kitchen.

The main house is currently accessed to the rear. With a conservatory and kitchen overlooking the garden. There is an open plan lounge/diner leading to an internal study/hallway and guest cloakroom.

To the first floor there are four bedrooms. The main bedroom has dual aspect with access onto the balcony. There are 3 further bedrooms and a family bathroom with corner bath.

Outside there is parking behind gates, a courtyard style garden and brick shed attached to the house.

The vendor has advised the flat is currently tenanted, however the property can be sold with vacant possession.



- Detached
- In Excees of 2600 Square Foot
- Self Contained 2 Bedroom Flat
- Sought After Location
- Balcony and Conservatory
- Garden and Off Street Parking
- Good Transport Links
- Excellent Schools Catchment
- Owned Solar Panels
- EPC D66

