



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 sq.m.) approx.
 Detailed areas should be taken as a guide only. Measurements are approximate and not intended to be used for any legal purpose. The seller, agent and advertiser accept no responsibility for any errors or omissions. This plan is for guidance purposes only and should be used in conjunction with the property purchase. The services, systems and appliances shown have not been tested and no guarantee is given. Measurements are to the nearest 3".



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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£550,000

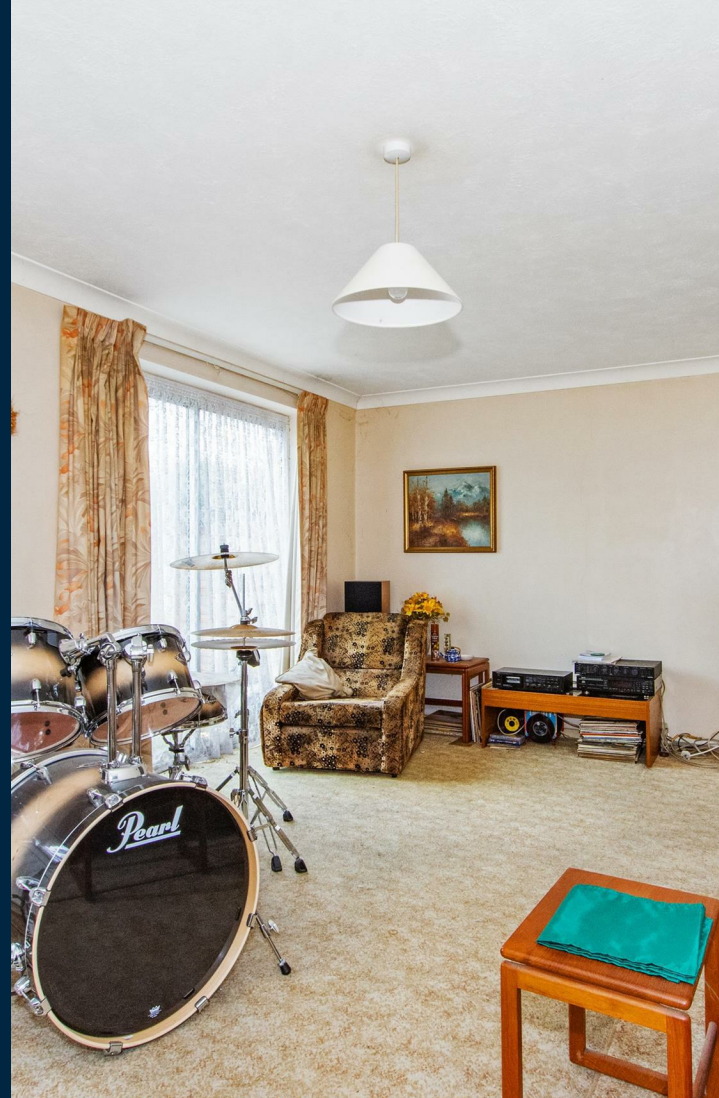
Aperfield Road Biggin Hill

Anthony Martin are delighted to bring to the market this chain free 4 bedroom detached property in a sought after location being just 0.2 miles from Biggin Hill High Street and transport links.

The property is approached via a driveway with parking for several cars and access to the integral garage. The entrance to the house is to the side and leads into the hallway. There is a dining room to the front of the property and lounge to the rear with sliding patio doors onto the garden. The kitchen is made up of a range of base and wall units. There is also a guest cloakroom to the ground floor.

To the first floor, there are two double bedrooms and two good-sized single bedrooms, as well as a family bathroom.

The west facing garden is mainly laid to lawn with a patio area.



- **In Need of Modernisation**
- **Four bedrooms**
- **Downstairs WC**
- **Detached**
- **Garage and Driveway**
- **West Facing garden**
- **Walking distance to High Street**
- **Opportunity to Extend STPP**
- **Chain Free**
- **EPC E52**

