



Horsell Road, Orpington, BR5 3BQ  
Asking price £350,000 Freehold



Offered to the market with no forward chain is this two double bedroom mid-terrace house. The property has been in the family for many years and although it has been well maintained does require updating.

Situated in a residential area and conveniently located for St Mary Cray train station, Nugent Shopping Park and Orpington High Street, where you will find a large selection of shops, restaurants and a cinema. There are also several primary and secondary schools close by for anyone looking for a family home.

Our seller has applied for probate and awaits the grant. For more information please contact The Homes Group

#### Entrance Hall

4'6 x 4'8 (1.37m x 1.42m)

#### Living Room

13'1" x 12'3 (3.99m x 3.73m)

#### Kitchen

11'6 x 9'9 (3.51m x 2.97m)

#### Lobby

6'5 x 3' (1.96m x 0.91m)

#### Landing

8'4 x 4'7 (2.54m x 1.40m)

#### Master Bedroom

16'5 to wardrobes x 10'6 (5.00m to wardrobes x 3.20m)

#### Bedroom Two

11'6 x 9'8 (3.51m x 2.95m)

#### Bathroom

#### WC

#### Garden

50' (15.24m)

#### Tenure - Freehold

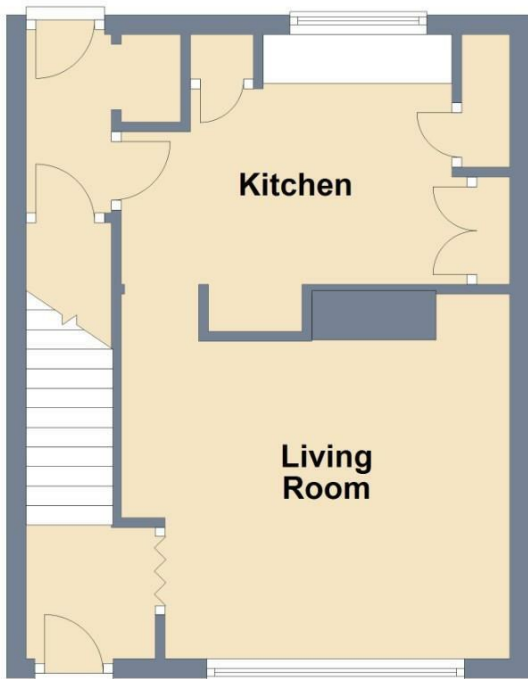
#### Council Tax - Band D





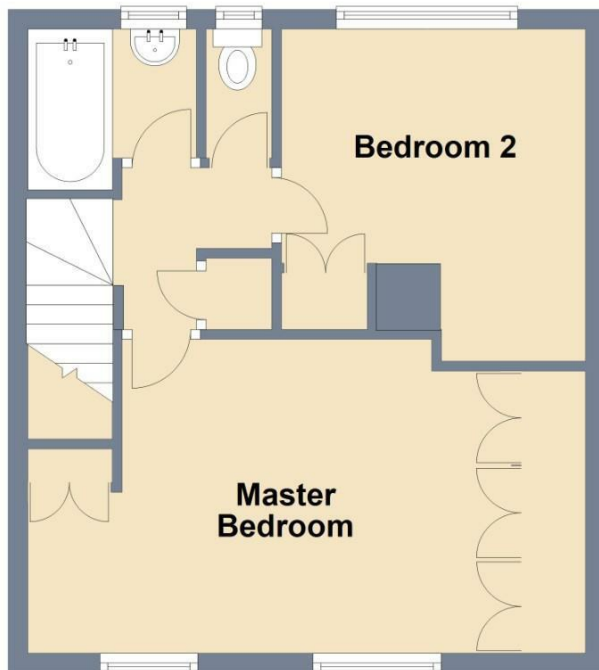
### Ground Floor

Approx. 31.6 sq. metres (339.7 sq. feet)




### First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 67.9 sq. metres (731.4 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>62</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 

### Viewing

Please contact The Homes Group Office on 0208 092 0555 if you wish to arrange a viewing appointment for this property or require further information.

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