



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

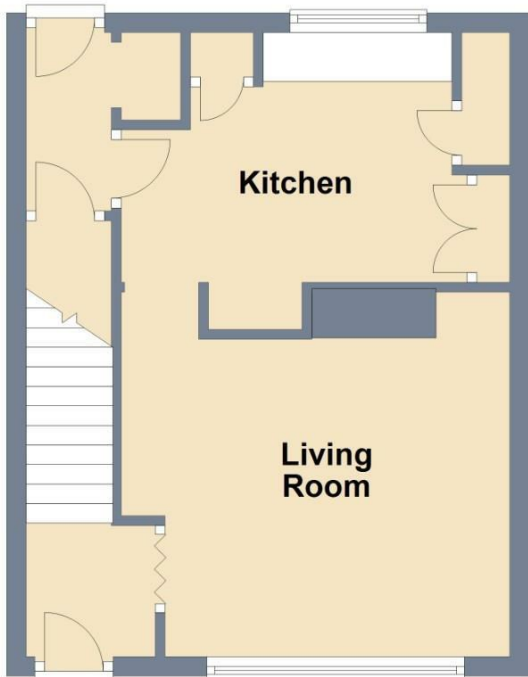
#### Council Tax - Band D





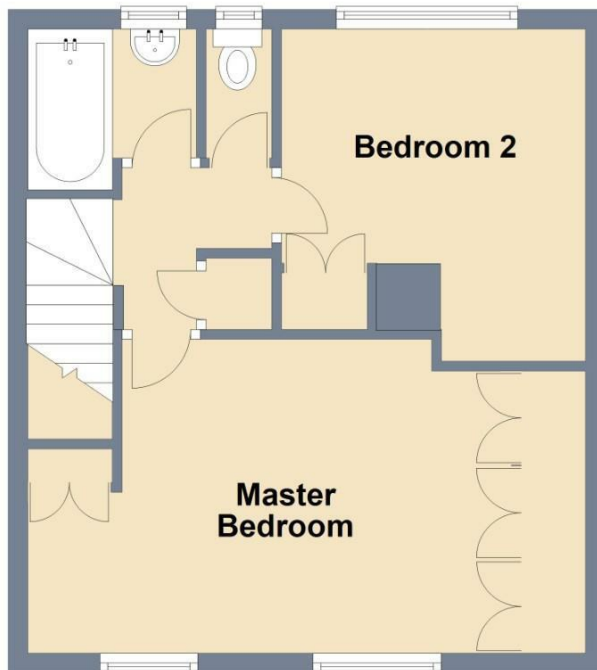
### Ground Floor

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

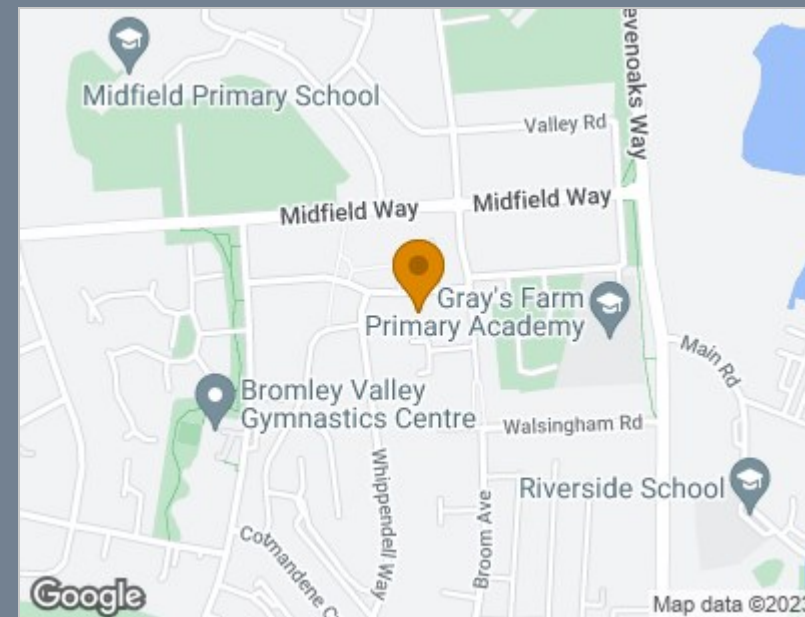


### First Floor

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>	<div style="text-align: center;"> <span style="font-size: 2em;">86</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.