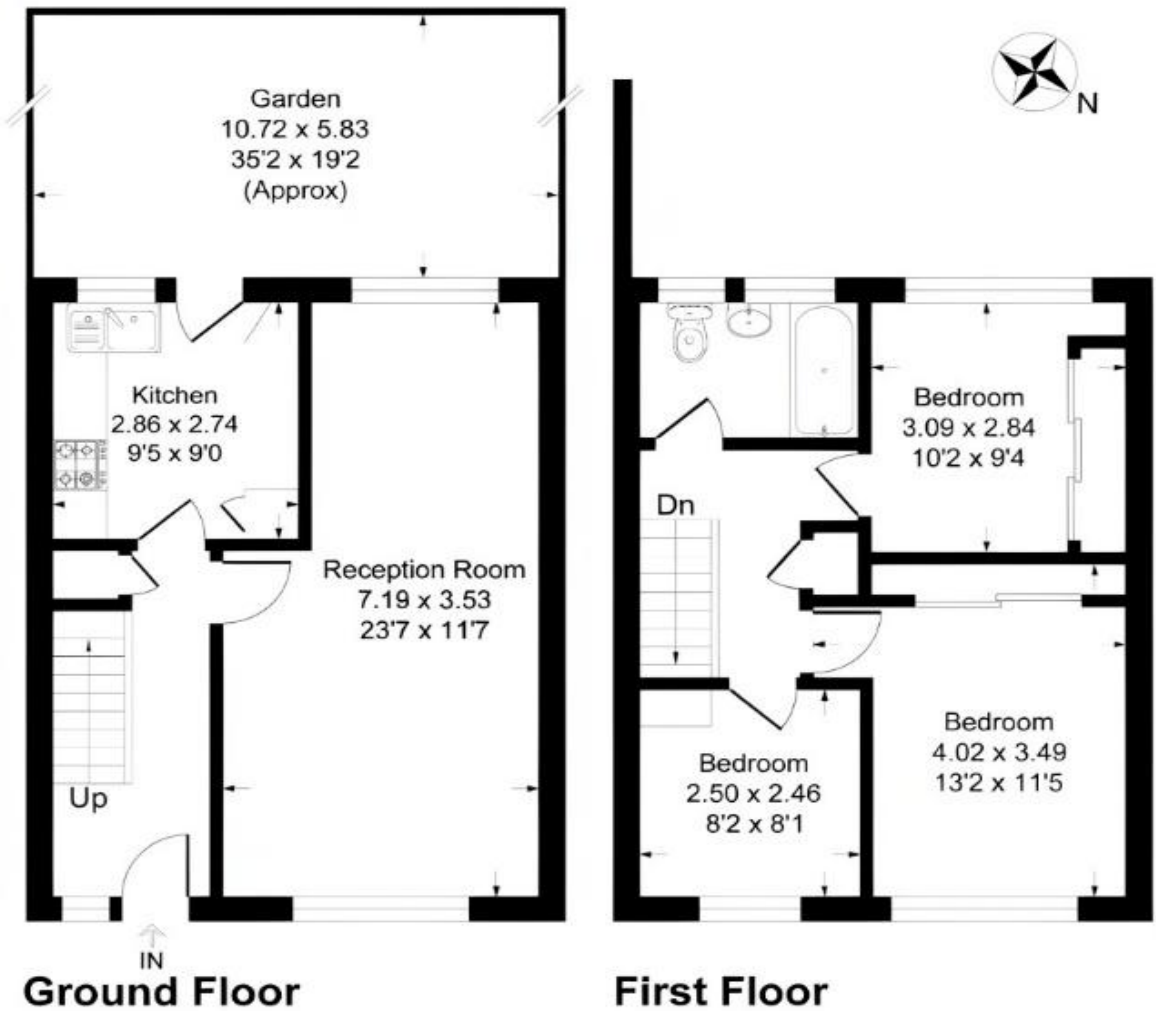


Arne Grove, BR6

Approximate Gross Internal Area = 78 sq m / 840 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Kenton

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14 Arne Grove | Orpington | BR6

£490,000 Freehold

- Convenient & tranquil location
- Spacious Lounge
- Modern fitted kitchen
- Excellent rear garden
- Exquisite condition throughout
- 3 bedrooms
- Dining area
- Modern fitted bathroom



The property is a well presented 3 bedroom mid terraced house. The accommodation comprises entrance hall, dual aspect lounge/dining room and modern fitted kitchen to the ground floor with 3 bedrooms and bathroom to the first floor. Externally there is a south facing rear garden, garage en bloc and allocated parking space. The house benefits from gas central heating, double glazing and is offered in good decorative order. Pleasantly positioned in a cul de sac location within a residential development, conveniently positioned for the retail and leisure amenities of Orpington. The area is popular with families due to the proximity of excellent school options including Warren Road and Tubbenden Lane Primary Schools and Newstead Wood and St Olaves Grammar Schools. Orpington mainline station is approximately 1 mile from the property and the area is well served by the London bus network.

£490,000 Freehold



14 Arne Grove, Orpington, BR6



ENTRANCE HALL

UPVC door with glazed panel and double glazed window to front: stairs to first floor with storage cupboard below: half cupboard housing meters: radiator: wood effect flooring: doors to:-

LOUNGE/DINING ROOM

Dual aspect double glazed windows to front and rear: two radiators: wood effect flooring

KITCHEN

Double glazed window to rear: door to garden: range of matching wall and base units with worksurface and upstands over: inset 1.5 bowl stainless steel sink with draining board and mixer tap: induction hob with splash back and extractor over: electric oven: integrated dishwasher: space and plumbing for integrated washing machine: space for upright fridge/freezer: wall mounted boiler housed in cupboard: tiled floor.

LANDING

Access to insulated loft space: cupboard housing hot water tank and airing space: doors to:-

BEDROOM 1

Double glazed window to front: fitted triple wardrobe with sliding doors: radiator.

BEDROOM 2

Double glazed window to rear: fitted triple wardrobe with sliding doors: radiator.

BEDROOM 3

Double glazed window to front: radiator: wood effect flooring.

BATHROOM

Two double glazed windows to rear: panel enclosed bath with mixer tap: screen and shower over: pedestal wash hand basin: low level w.c: heated towel rail: part tiled walls.

GARDENS

To the front is a pedestrian access path leading to an area of lawn with borders. To the rear, the southerly garden is enclosed with wood panel fencing with a patio area, lawn with shrub and flower borders, there is an external tap and pedestrian access to the rear.

GARAGE

Situated en bloc with up and over door: allocated parking space.

