

To Let

Cowden Road, Orpington, Kent BR6 0TP



Let

**£1,500 PER MONTH**

**3 BEDROOM END TERRACED**

- ✓ END HOUSE
- ✓ 3 BEDROOMS
- ✓ NEWLY FITTED KIT/DINER & BATHROOM
- ✓ REDECORATED
- ✓ DOUBLE GLAZING AND CENTRAL HEATING
- ✓ ORPINGTON CENTRE WITHIN EASY REACH
- ✓ STATION NEARBY
- ✓ SOUGHT AFTER CATCHMENT AREAS



## Description

Convenient for Orpington High Street and station we are pleased to offer this 3 bedroomed end house. The property has been recently decorated and had new floor coverings, it also has the benefit of gas central heating and double glazing. There is a fitted kitchen diner, good sized lounge, bathroom plus ground floor cloakroom. Good catchment area for schools. AVAILABLE NOW< NO PETS OR SMOKING. Call us on 01689 873796

## Ground Floor

**ENTRANCE HALL** - Double glazed door to front, carpet, radiator, door to ground floor cloakroom.

**CLOAKROOM** - Double glazed frosted window, low flush wc, wash hand basin, radiator, wall mounted gas fired boiler for central heating.

**DINING AREA** - 13' 7" x 7' 11" (4.16m x 2.43m) Bamboo flooring, dado rail, cupboard under stairs, room divider.

**KITCHEN AREA** - 10' 3" x 6' 8" (3.14m x 2.06m) Double glazed window to front, enamel single drainer sink unit set in a range of matching wall and base units with work surfaces, electric hob, electric oven, dishwasher, washing machine, bamboo flooring, walk in space under stairs.

**LOUNGE** - 15' 3" x 12' 1" (4.65m x 3.71m) Double glazed sliding doors to garden, coved ceiling, double radiator, carpet.



## First Floor

**LANDING** - Access to loft, radiator, airing cupboard.

**BEDROOM 1** - 14' 2" x 8' 2" (4.35m x 2.51m) Double glazed window to rear, radiator, carpet

**BEDROOM 2** - 12' 5" x 8' 2" (3.81m x 2.51m) Double glazed window to front, radiator, carpet.

**BEDROOM 3** - 9' 6" x 6' 5" (2.93m x 1.98m) Double glazed window to rear, radiator, carpet.

**BATHROOM** - White suite comprising of a panelled bath with power shower, wash hand basin in vanity unit, low flush wc, double glazed frosted window to front, heated towel rail.

## Exterior

**FRONT GARDEN** - Lawned to front.

**REAR GARDEN** - Side access, summerhouse and shed with power and light, decking, paved area, flower borders.

**Energy Efficiency and Environmental Impact**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.