

For Sale

Pear Tree House, 99 Chipperfield Road, Orpington BR5 2FD



**£250,000 LEASEHOLD**

**2 BEDROOM FLAT**

- ✓ MODERN FIRST FLOOR FLAT
- ✓ LONG LEASE
- ✓ MODERN FITTED KITCHEN/BREAKFAST ROOM
- ✓ GOOD SIZE FAMILY BATHROOM
- ✓ TWO DOUBLE BEDROOMS
- ✓ PRIVATE BALCONY
- ✓ PRIVATE OFF STREET PARKING SPACE
- ✓ VIDEO ENTRYPHONE SYSTEM



## Description

Bishop Estates are pleased to offer for sale this modern first floor flat. The accommodation comprises of two double bedrooms, good size family bathroom, 4.9m fitted kitchen/breakfast room, reception room/diner 5.7m and own private balcony.

Benefits include: video entry phone system, gated development, private glass enclosed balcony, double glazing, under floor heating and private off street parking.

To appreciate this spacious apartment, please call Bishop Estates on 01689 873796 to arrange a viewing.



## Location

Pear Tree house is situated on Chipperfield Road and is a short walk to local shops.

The location is ideal, with St Mary Cray Station providing regular links into Central London and The City and bus stops can be found on St Pauls Wood Hill itself along with the hopper bus services serving all local areas.



## Ground Floor

**ENTRANCE HALL** - Carpet, underfloor heating, cupboard housing NIBE boiler, video entryphone.

**RECEPTION ROOM** - 18' 8" x 11' 5" (5.7m x 3.5m) Carpet, underfloor heating, double glazed window, further double glazed window and double glazed door to balcony.

**FITTED KITCHEN/DINER** - 16' 0" x 7' 6" (4.9m x 2.3m) Fitted kitchen with a range of matching wall and base units with work tops over, part tiled walls, ceiling light, space and plumbing for washing machine, space for fridge freezer, gas hob, electric oven, extractor, stainless steel sink unit with mixer tap and drainer, laminate floor covering, double glazed window.

**MASTER BEDROOM** - 14' 9" x 9' 2" (4.5m x 2.8m) Double glazed window to front, carpet, underfloor heating.

**BEDROOM TWO** - Carpet, double glazed window to front.

**BATHROOM** - Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, laminate flooring, heated towel rail, part tiled walls, double glazed frosted window.



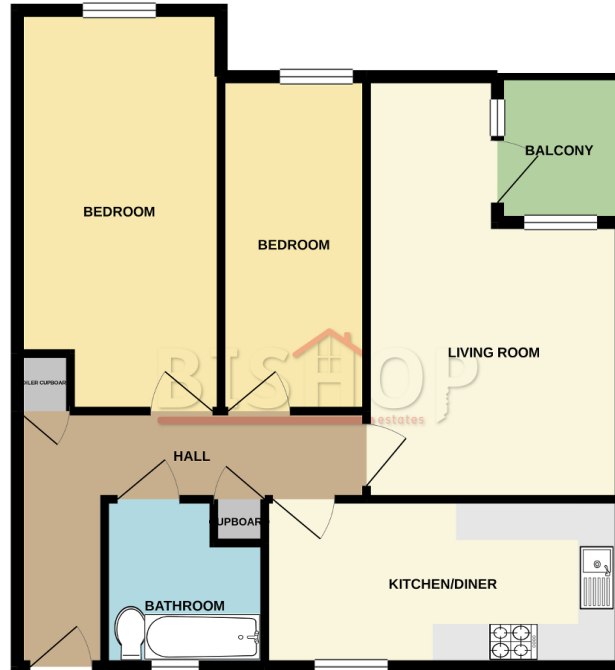
## Exterior

**PRIVATE BALCONY** - Glass enclosed balcony, decked floor.

**PARKING** - Private off street parking space to rear.

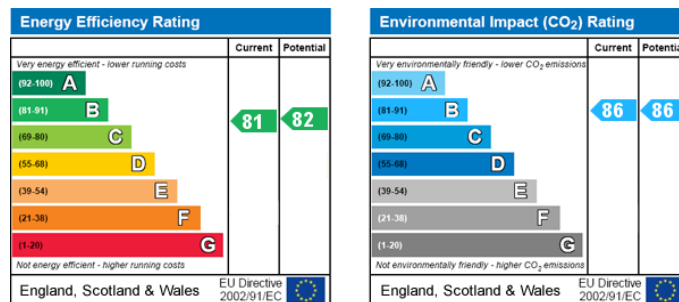
## Floorplans

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency and Environmental Impact



**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.