

To Let

Highfield Avenue, Orpington BR6 6LE



**£1,600 PER MONTH**

**3 BEDROOM TERRACED**

- ✓ **THREE/FOUR BEDROOM TERRACED HOUSE**
- ✓ **19'1 RECEPTION ROOM**
- ✓ **MODERN FITTED KITCHEN**
- ✓ **FAMILY BATHROOM**
- ✓ **GAS CENTRAL HEATING**
- ✓ **REAR GARDEN**
- ✓ **OFF STREET PARKING TO FRONT**
- ✓ **SORRY NO PETS**



## Description

AVAILABLE NOW ! Three/four bedroom terraced house situated close to Chelsfield Station, good school catchments and Glentrammon Park. Local shopping facilities at Green Street Green are also within walking distance.

The accommodation comprises of: fitted kitchen, good size lounge to rear, separate dining room/bedroom four, three bedrooms and bathroom. Externally is a rear garden and off street parking to the front of the property. Call Bishop Estates to arrange a viewing on 01689 873 796.



## Location

Location close to Chelsfield train station, bus services and Green Street Green local shops. Orpington town centre is just a short bus journey.



## Ground Floor

**ENTRANCE HALL** - Under stairs cupboard, wood flooring radiator.

**DINING ROOM/BEDROOM FOUR** - 16' 11" x 7' 6" (5.16m x 2.29m) Double glazed window to front, laminate flooring, radiator.

**FITTED KITCHEN** - 13' 3" x 6' 10" (4.06m x 2.11m) A matching range of wall and base units with worktops over, stainless steel sink, glass splash backs, breakfast bar, double glazed window to front, cooker, dishwasher, fridge freezer and washing machine.

**LOUNGE** - 19' 1" x 11' 8" (5.82m x 3.58m) Fireplace, double glazed sliding door to rear, carpet, radiator.



## First Floor

**FIRST FLOOR LANDING** - Two storage cupboards, double glazed window to front, carpet.

**BEDROOM ONE** - 11' 8" x 10' 4" (3.58m x 3.15m) Double glazed window to rear, carpet, radiator.

**BEDROOM TWO** - 11' 8" x 8' 5" (3.58m x 2.57m) Double glazed window to rear, carpet, radiator.

**BEDROOM THREE** - 10' 5" x 6' 11" (3.18m x 2.13m) Double glazed window to rear, carpet, radiator.

**BATHROOM** - Suite comprising of bath with shower over, wash hand basin, low level wc, sky light, tiled walls, vinyl floor covering, heated towel rail.



## Exterior

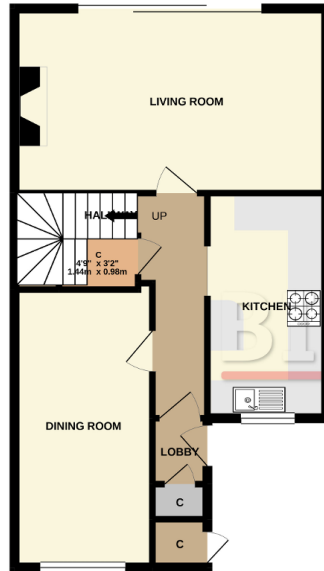
**REAR GARDEN** - Patio area, laid to lawn, rear access, shed.

**OFF STREET PARKING TO THE FRONT** - Off street parking space

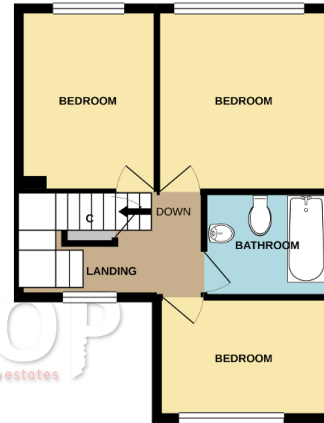


## Floorplans

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA - 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Disclaimer for viewings

Some or all information pertaining to this property may have been provided solely by the owner.

If you view a property you are doing so under the knowledge that this information may have been provided solely by the owner, and that we may not have been able to access the premises to confirm the information or test any equipment.

**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.