

3 Bedroom Semi-Detached House for Rent - £2,000 per month

Chislehurst Road, Orpington, Kent, BR6 0DJ



KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE
- CLOSE TO ORPINGTON HIGH STREET
- GAS CENTRAL HEATING
- FITTED KITCHEN WITH APPLIANCES
- GROUND FLOOR BATHROOM
- 2 RECEPTION ROOMS
- CLOSE TO PERRY HALL PRIMARY SCHOOL
- COUNCIL TAX BAND E
- EPC RATING D
- REAR GARDEN

Description

Bishop Estates are delighted to offer this 3 bedroom chalet house with 2 reception rooms, ground floor bathroom. 2 double sized bedrooms to the first floor, 3rd bedroom is on the ground floor. There is a small garden, with off street parking for 2 cars.

Chislehurst Road is located just off Orpington High Street and close to Perry Hall School and Crofton Primary Schools.

Location

Chislehurst Road is located at the end of Orpington High Street and cuts through down to Perry Hall Road. The property is just a five minute walk to Perry Hall School with an OUTSTANDING OFSTED REPORT and 15 minute walk to Orpington Station. Short walking distance to High Street and all bus routes. Priory gardens is 5 mins walk

Ground Floor

Hall - 8' 2" x 7' 3" (2.51m x 2.23m) Large hallway. Double glazed front door with windows at side. Newly fitted laminate flooring

LOUNGE - 12' 5" x 12' 1" (3.79m x 3.69m) Double glazed bay window to front. Tiled fireplace. Radiator. Newly laid laminate floor. Sofa and armchair can be left behind.

Bedroom 3 - 6' 11" x 8' 9" (2.13m x 2.69m) Double glazed bay window to front. Radiator. New laminate floor

Dining Room - 10' 7" x 12' 0" (3.24m x 3.68m) Large glazed window overlooking the rear garden. Newly laid laminate flooring. Radiator.

Kitchen - 10' 6" x 8' 4" (3.23m x 2.55m) Range of wall and floor units with worktops over,. Large window overlooking rear garden. Double glazed door to garden. Zanussi oven, washing machine and fridge freezer all included. Gas fired central heating boiler. Vinyl flooring

Bathroom - Fully tiled walls. Double glazed opaque window to side. Low level w.c. pedestal basin, bath with shower attachment over. Double glazed opaque window to side. Vinyl flooring.

REAR GARDEN - small but compact rear. Paved patio area. Accessed via the kitchen.

First Floor

Bedroom 1 - 11' 1" x 12' 5" (3.4m x 3.8m) Double glazed bay window to front. Fitted wardrobes. Radiator. New laminate floor

Bedroom 2 - 10' 10" x 10' 7" (3.31m x 3.23m) Large double

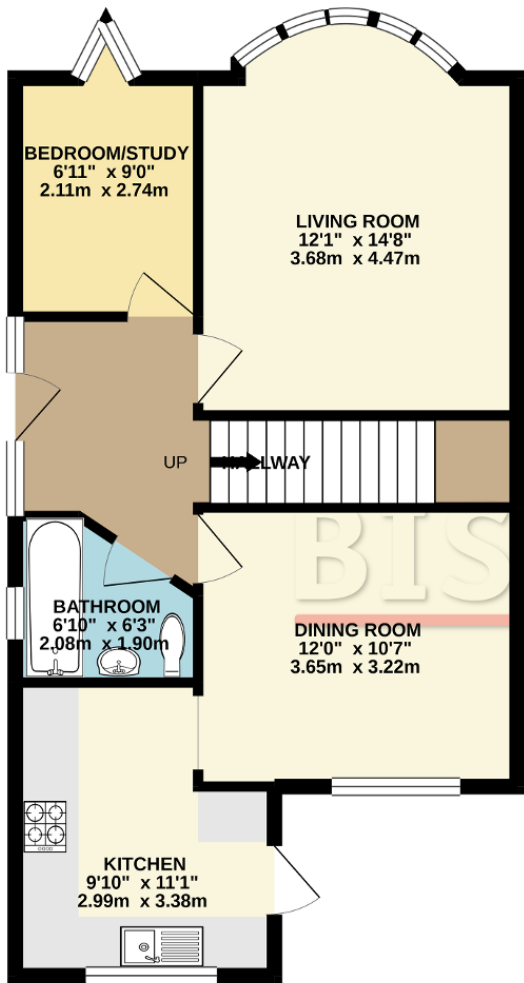


glazed window overlooking rear garden. Fitted wardrobes.
Radiator. Newly laid laminate flooring

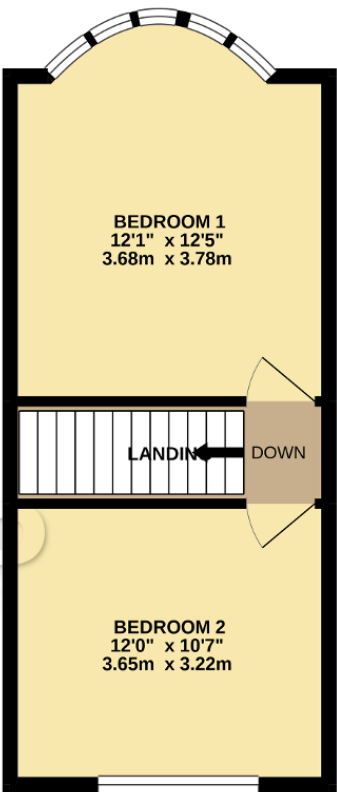




GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property.