

3 Bedroom Detached for Rent - Guide Price £2,750 per month

Hillview Crescent, Orpington, Kent, BR6 0SL



KEY FEATURES

- THREE BEDROOM DETACHED HOUSE • GARAGE AND OFF STREET PARKING • TWO RECEPTION ROOMS • CLOSE TO ORPINGTON STATION • DOUBLE GLAZING AND GAS CENTRAL HEATING • DOWNSTAIRS CLOAKROOM • LARGE REAR GARDEN WITH PATIO • SMALL PETS CONSIDERED • EPC RATING D • COUNCIL TAX BAND F

Description

We are pleased to offer for rent this character style three bedroom detached house offered for let immediately after a full refurbishment.

Holding an elevated position, the house is situated in the popular Knoll area and is within walking distance of Orpington train station and high street with it's comprehensive shopping facilities. The house comprises of two reception rooms, fitted kitchen, ground floor cloakroom, three bedrooms, family bathroom, large rear garden (160x60) garage and off street parking to front.

Location

Orpington is a thriving suburban town within the M25 with many people drawn to the area for the reputable schools and the railway stations that can transport you into London in as little as 17 minutes. Orpington station is a short walk away. Highly sought after schools such as St. Olaves Grammar school for boys and Newstead Wood Grammar school for girls are both within a mile. The town centre has a comprehensive range of shops and facilities including the Walnuts Shopping Centre and Odeon cinema. Sports facilities are also well catered for with the Walnuts Leisure Centre, golf courses, football and rugby clubs all within the area. You will also find larger stores at the Nugent Retail Park along with electrical superstores, furniture shops and DIY centres along the Sevenoaks Way. Shopping centres at Bluewater and Bromley can also be found within 10 miles drive or bus ride.

Ground Floor

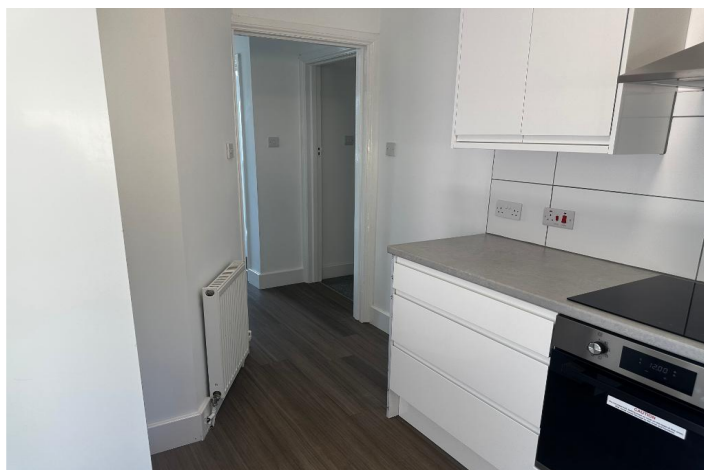
ENTRANCE HALL - Composite part glazed front door, with double glazed window at side. radiator, fitted carpet, storage cupboard, stairs to first floor.

LOUNGE TO FRONT - 24' 6" x 14' 11" (7.49m x 4.57m) Double glazed bay window to front, double and single radiator, new fitted carpet, two feature windows.

DINING ROOM - 10' 11" x 14' 3" (3.34m x 4.36m) UPVC double glazed french doors with windows to rear, 2 radiators, new fitted carpet.

KITCHEN - 12' 2" x 7' 10" (3.71m x 2.39m) Fitted kitchen with a range of white gloss wall and base units with work tops over, fully tiled splashbacks, built in oven, electric hob and extractor over, stainless steel sink unit with drainer and mixer tap, dishwasher, washing machine and fridge freezer, vinyl floor, double glazed window to rear, double glazed door to side. Wall mounted boiler.

GROUND FLOOR CLOAKROOM - Close coupled toilet with sink on top, lino flooring, frosted double glazed



window to side.

First Floor

LANDING - Carpet, double glazed window to side, access to loft.

BEDROOM ONE - 15' 0" x 12' 4" (4.59m x 3.78m) Double glazed bay window to front, overlooking the amazing hill views of . radiator, new fitted carpet.

BEDROOM TWO - 13' 10" x 10' 7" (4.24m x 3.25m) Double glazed window to rear, radaitor, new fitted carpet.

BEDROOM THREE - 8' 11" x 7' 9" (2.75m x 2.37m) Double glazed window to rear, overlooking the rear garden. radiator, new fitted carpet carpet.

BATHROOM - Panelled bath with taps and overhead shower, Wash hand basin with vanity unit under., low level wc, heated towel rail, double glazed frosted window to front.

Exterior

GARDEN - Large rear garden (approximately 160ft) mainly laid to lawn with flower and shrubs, patio garden, side access.

DRIVEWAY - Paved driveway

GARAGE - Garage with up and over door, power and light.







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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.