

## 3 Bedroom Terraced House for Rent - **£1,950 per month**

Highfield Avenue, Orpington, Kent, BR6 6LE



### KEY FEATURES

- AVAILABLE END OF APRIL/MAY 2025
- THREE/FOUR BEDROOM TERRACED HOUSE
- 19'1 RECEPTION ROOM
- FAMILY BATHROOM
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- OFF STREET PARKING TO FRONT
- REAR GARDEN
- EPC RATING D
- COUNCIL TAX BAND D

## Description

AVAILABLE FROM 1ST APRIL 2025

Three/four bedroom terraced family home situated just 0.2 of a mile from shops and amenities in Green Street Green High Street, 0.8 of a mile from Chelsfield station and within 0.5 mile of Warren Road and Green Street Green primary schools. Orpington mainline station with fast routes to London and larger shops and restaurants are approximately 1.5 miles away.

The accommodation comprises of: fitted kitchen, good size lounge to rear with sliding patio doors, bedroom four to ground floor, three bedrooms and family bathroom. Externally is a rear garden and off street parking to the front of the property.

Full referencing including Experian Credit Check will be undertaken  
Call Bishop Estates to arrange a viewing on 01689 873796.

## Location

Warren Road Primary School: 0.5 miles  
Green Street Green Primary School: 0.5 miles

Chelsfield Station: 0.8 miles  
Orpington Station 1.5 miles

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## Ground Floor

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

**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, laminate flooring, 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





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		82 B
69-80	C	69 C	
55-68	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.