

3 Bedroom Terraced House for Rent - **£1,650 per month**

Molash Road, Orpington, Kent, BR5 3NX



KEY FEATURES

- THREE BEDROOM TERRACED HOUSE
- LARGE FITTED KITCHEN/DINER
- WASHING MACHINE TO REMAIN.
- GROUND FLOOR WC AND STORAGE
- RECEPTION ROOM
- THREE GOOD SIZE BEDROOMS
- NEW CARPETS TO MOST ROOMS
- SMALL REAR GARDEN
- EPC RATING C
- COUNCIL TAX BAND D

Description

Bishop Estates are delighted to offer this deceptively big three bedroom mid terrace house located in Orpington which is available for immediate occupation (subject to referencing).

Briefly the property comprises; entrance hall leading onto the front reception room and the kitchen diner which measures 13"9x11"8. Through the kitchen is the downstairs W.C. storage cupboard and access to the garden. To the first floor you will find three bedrooms, two of which are good doubles and one smaller single plus the three piece family bathroom. There is also the benefit of a small rear garden.

Location

Molash Road is a popular road linking Sweeps Lane and Wotton Green in St Mary Cray. Manor Oak Primary Schools very close whilst Harris Academy is also within easy reach offering secondary education. Nugent shopping centre is within easy reach plus Orpington High Street is a short distance further with an array of shops, restaurants and cinema complex. St Mary Cray station is within walking distance and offers fast and frequent connections into London Victoria and Blackfriars.

Deposit five weeks equivalent: £1903

Employment income £49500 for referencing purposes.

Ground Floor

ENTRANCE HALL - UPVC door to hallway, double glazed window, matting, fitted carpet.

RECEPTION ROOM - 14' 6" x 10' 7" (4.42m x 3.24m) Double glazed window to front, wall lights, new fitted carpet, radiator.

FITTED KITCHEN/DINING ROOM - 13' 8" x 11' 8" (4.2m x 3.58m) Spacious kitchen/dining room. Wall mounted boiler, double glazed window to rear, lino floor covering. Ceiling pendant light. Wall and base units along one wall with work tops over, stainless steel sink unit with drainer and taps, electric oven with hob over, extractor hood, part tiled walls. Space for Fridge/Freezer. Door to:

LARGE STORAGE CUPBOARD - Storage area, new washing machine to remain.

GROUND FLOOR CLOAKROOM - Low level wc, lino floor covering, part tiled walls, vanity cupboard with mirror, wash hand basin with hot and cold tap, soap dish.

First Floor



LANDING - New fitted carpet, airing cupboard, large storage cupboard.

BEDROOM ONE - 11' 7" x 8' 7" (3.55m x 2.63m) Double glazed window to front, new carpet, ceiling pendant, radiator.

BEDROOM TWO - 12' 10" x 9' 10" (3.92m x 3.01m) Double glazed window to rear, new carpet, ceiling pendant, radiator.

BEDROOM THREE - 8' 0" x 7' 3" (2.44m x 2.22m) Double glazed window to front, new carpet, ceiling pendant, radiator.

BATHROOM SUITE - Panelled bath with mixer tap and shower attachment, shower screen, low level wc, pedestal wash hand basin, wooden bathroom cabinet, part tiled, lino floor covering, double glazed frosted window to rear.



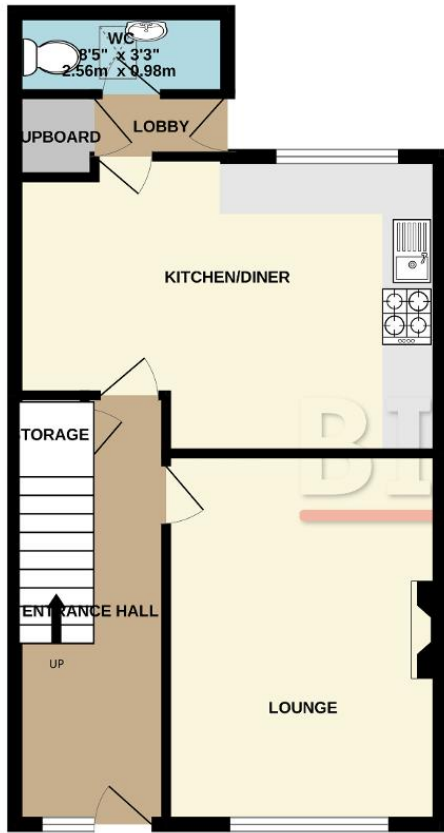
Exterior

FRONT GARDEN - Pathway. Mainly laid to lawn.

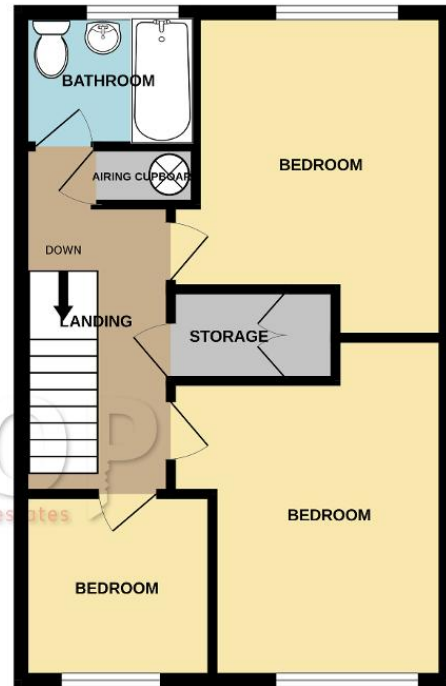
REAR GARDEN - Pathway to rear garden, small grass area. Area for recycling and waste bin.



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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.