









Total area: approx. 89.0 sq. metres (957.9 sq. feet)



**Bicknor Road | | BR6**  
£435,000 Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

-  Spacious terraced home
-  Bright Lounge
-  Fitted bathroom
-  Secluded rear garden
-  3 Excellent bedrooms
-  Good sized kitchen/diner
-  Downstairs cloakroom
-  Extensive solar panels generating income

England, Scotland & Wales

EU Directive  
2002/91/EC



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CONVENIENTLY LOCATED TERRACED HOME. Situated in a most convenient location being within walking distance to Orpington BR Station and also catchment area for the very popular Perry Hall School. The High Street with its array of shops and services are not too far away either. The property provides very good accommodation for a young family and consist of a good-sized lounge, spacious kitchen come dining room a guest cloakroom on the ground floor. The first floor is equally impressive with 3 good size bedrooms, and a fitted bathroom. The rear garden is ideal for maintenance, very secluded and easily maintained. The development of similar houses provides ample parking for the residents in front of the houses. The property is double glazed and centrally heated and would benefit form some light redecoration. This is a very competitively priced property to achieve a quick sale and is offered with NO ONWARD CHAIN.

#### Entrance hall

Double glazed front door, laminated flooring, door to cloakroom and door to kitchen/diner

#### Cloakroom

Frosted window to the side, low level WC, laminated wood flooring.

#### Kitchen/dining room

Double glazed windows to the front, extensive range of wall and base units, sink unit with cupboard under, working surfaces with splash back tiling, integrated hob and oven, island with cupboards under, plumbing for washing machine. vinyl flooring. radiator.

#### Lounge

Double glazed French Style doors onto the rear garden, coved ceiling, laminated wood flooring, radiator.

#### Landing

Leading to all accommodation, airing cupboard, fitted carpets, access to loft.

#### Bedroom 1

Double glazed window to the rear, built in double wardrobes, fitted carpets and radiator.



#### Bedroom 2

Double glazed window to the front, built in double wardrobes, fitted carpets and radiator.

#### Bedroom 3

Double glazed window to the rear, fitted carpets and radiator.

#### Bathroom

Frosted double glazed window to the front, fully tiled walls, panelled bath, low level WC, wash hand basin, radiator.

#### Rear garden

Secluded and sunny, with a patio area and further platform area, easily maintained, flower beds and borders, shed.

#### Front garden

Attractive with traditional lawn, flower beds and borders, storage/bin cupboard.

#### Parking

Ample communal parking for residents of the local properties.

