



Arne Grove, Orpington, BR6 9TT

£525,000

A charming three-bedroom semi-detached house, located in a quiet cul-de-sac in Orpington. With no chain involved and the potential to extend, this property offers a fantastic opportunity for prospective buyers. With the scope to extend to the side, rear, and loft, this property allows for the creation of additional living space in the future, offering endless possibilities to transform this property into an amazing family home.

You are greeted with an entrance hallway, leading to your reception with doors in between that and the kitchen dining room, allowing you to either have open plan living or a separate lounge area. There is a beautiful 50ft. rear garden and a large garage to the side. Upstairs you will find the family bathroom and three bedrooms; two doubles and one single. A few added bonuses: there's off-street parking and solar panels, which provide eco-friendly benefits and potential cost-savings.

Arne Grove is a quiet cul-de-sac, tucked away but with plenty of amenities nearby. The area is well-served by excellent schools including St Olaves Grammar School, which is around a mile from the house and Holy Innocents Primary, only 0.3 miles (7-min walk) away. Orpington station is in close proximity, offering quick connections to London Charing Cross (25 mins), London Cannon Street, London Victoria and London Blackfriars. You have Orpington high street a short drive away, which has a great selection of shops, restaurants and pubs. EPC grade D/Council tax band D



Total Area: 71.8 m² ... 773 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 can be given.



