



## Orchard Grove, Orpington, BR6 0RX      £800,000

- Detached Four Bedroom House In The Heart Of Orpington
- Offering Potential To Extend
- Walking Distance Of St Olaves & Newstead Grammar Schools
- Offered Chain Free
- EPC C
- 16'1 x 14'1 Integral Garage And Off Street Parking

Sinclair  Hammelton

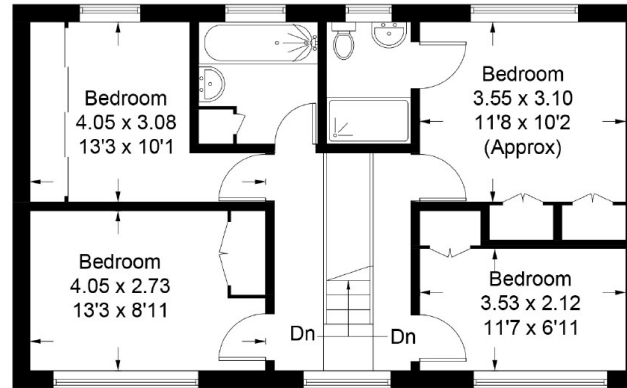
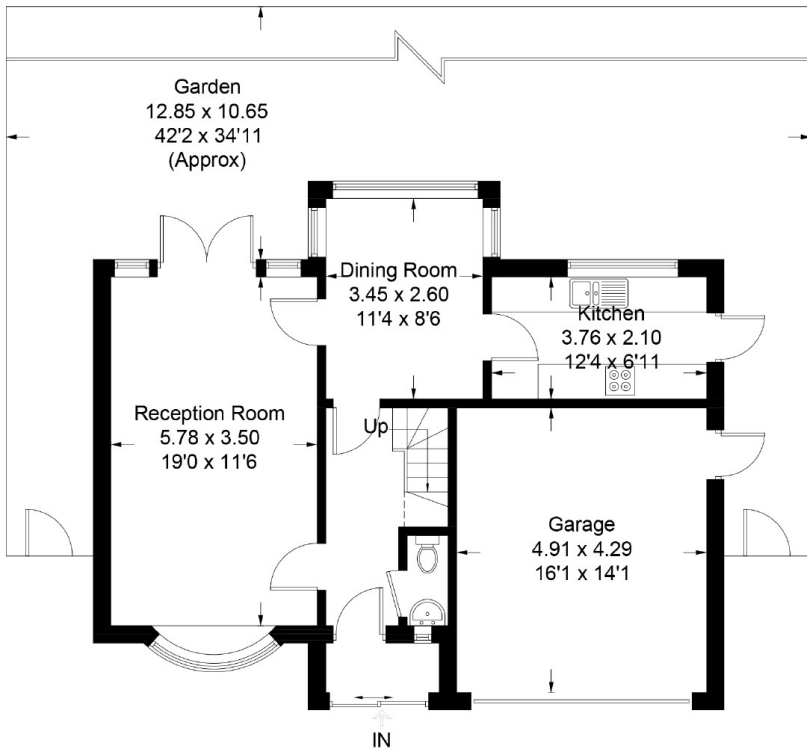
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# Orchard Grove, BR6

Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft

Garage = 21.2 sq m / 228 sq ft

Total = 133.4 sq m / 1436 sq ft



Ground Floor

First Floor

This plan is for your guidance only. It is not to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions relating to the property.

## Sinclair Hammelton

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PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.