



ANDOVER ROAD
ORPINGTON, BR6



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We are delighted to offer for sale this superbly presented and largely extended two bedroom semi-detached bungalow, located in a highly popular residential location. The property sits close to local schools including Crofton juniors and the highly selective grammar school of Newstead Woods. Internally the property is in beautiful decorative order. An entrance hallway leads to a very spacious contemporary kitchen, with many integrated appliances, a substantial island, window and bi-folding doors to the rear garden, plus large lantern window.. This room opens to an attractive living/ family area, complementing its open plan space. The property features two double bedrooms to front, the master featuring extensive built in wardrobes, served by a contemporary family bathroom suite. It also benefits from a utility room.

To the rear the vendors have landscaped their garden, with a large patio area. There is also a detached garage and parking to front. Viewing highly recommended.

Local Authority Bromley
Council Tax Band E





Andover Road, Orpington, BR6

Approximate Area = 864 sq ft / 80.2 sq m
Garage = 131 sq ft / 12.2 sq m
Total = 995 sq ft / 92.4 sq m

For identification only - Not to scale

Garden
Approximate
49'7" (15.15)
x 27'8" (8.44)

Kitchen /
Dining Room
19'1" (5.81)
x 18'10" (5.73) max

Reception Room
10'11" (3.33)
x 10'3" (3.12)

Bathroom
8'2" (2.49)
x 5'9" (1.75)

Utility
10'1" (3.07)
x 6'3" (1.90)

Bedroom 2
10'11" (3.32)
x 10' (3.04)

Bedroom 1
14'11" (4.55)
x 10'1" (3.07)

Garage
13'9" (4.19)
x 9'5" (2.88)

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Alan de Maid

01689 220257

9 Princess Parade, BR6 8NP
locksbottom@alandemaid.co.uk
alandemaid.co.uk

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