



**ST. LEONARDS RISE**  
ORPINGTON, BR6

## ST. LEONARDS RISE ORPINGTON, BR6

This four bedroom semi-detached property is situated in a sought after road on the south side of Orpington and comes to the market with NO ONWARD CHAIN.

The chalet style home has accommodation over two floors with two bedrooms on each.

On the ground floor you will also find a reception room with conservatory attached, kitchen and bathroom with WC.

Outside, the frontage provides off-street parking and there is a shared drive that leads to a detached garage.

To the rear, you will find a private rear garden which is mainly laid to lawn.

The property has double glazing and gas central heating.

Orpington, a desirable commuter town within the M25 with many people drawn to the area for the reputable schools and the railway stations that can transport you direct into London in as little as 15 minutes. The outstanding rated Warren Road primary school is less than 0.4 miles away.

Local Authority: Bromley  
Council Tax Band: E





| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>78 C</b> |
| 55-68 | <b>D</b>      | <b>65 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

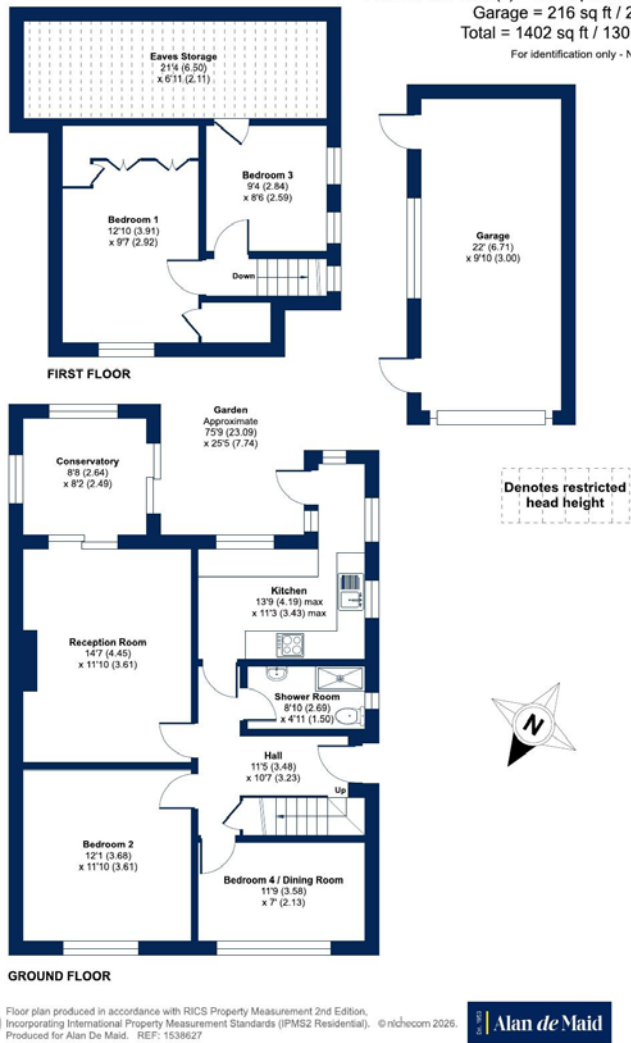


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Approximate Area = 1030 sq ft / 95.7 sq m  
Limited Use Area(s) = 156 sq ft / 14.5 sq m  
Garage = 216 sq ft / 20 sq m  
Total = 1402 sq ft / 130.2 sq m  
For identification only - Not to scale



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