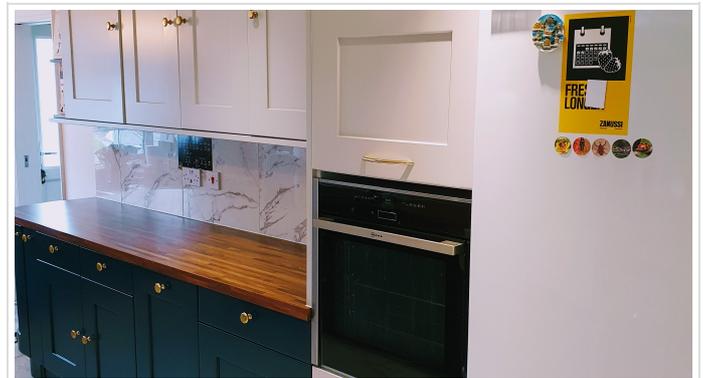


3 Bed Link Detached House In State Farm Avenue , Orpington, BR6 7TN

£2,300 Monthly





SHORT DESCRIPTION

Ref Number : 10386 The property will be available from 30th June, or earlier, subject to agreement with the current tenants. A beautifully presented house in a catchment area of good schools, in close proximity to key amenities and 6 min drive to Orpington station. The house is presented in a quiet neighborhood of the south Orpington area, in close proximity to key amenities. The house has been well maintained by the owners and renovated to a very high standard over the years. To the exterior of the house is a well-maintained front garden. To the side of the front garden and the house is a carport as well as a garage. In addition, the property boasts off-street parking as well as plenty of free on-street parking..... Kitchen Diner : Upon entering the property, the kitchen is situated to the right of the entrance which has been completely remodeled to a very high standard. Bespoke colored off-white and Hague-blue kitchen complements the beautiful worktop. With nearly 20ft in length, the kitchen diner is perfect for entertaining guests and will serve as the heart of the house. The kitchen is fitted with a dual fuel induction-gas hob as well as a stylish cooker hood. In addition, the kitchen also features a built-in oven, built-in dishwasher, and washing machine as well as a tall pantry and a dresser. Multiple lightings highlight the marble look of the flooring. Living Room and Conservatory : Beyond the hallway which is fitted with mahogany-colored flooring is the spacious living room. Beyond the living room, the house boasts a conservatory which has been upgraded with new double-glazed windows and new roofs only last year. The conservatory is well built and regulates temperature well both during summer and winter thus making it a suitable extension of the living space and can serve as another entertaining space or a child's playroom. Downstairs WC : Next to the entrance on the side of the hallway is the downstairs WC. Master Bedroom : The Master bedroom is a double, light, and a good size with built-in cupboards. The master bedroom also features a single en-suite shower. Bedroom 2 : Another bedroom with a double bed can be found upstairs facing the garden featuring substantial built-in cupboard space. Bedroom 3 : The third bedroom features plenty of built-in cupboard space as well as a built-in workstation is also upstairs. Family Bathroom : A completely remodeled family bathroom with modern fixtures, a Grohe rainshower, and mixer taps, and floor-to-ceiling tiling with pleasant tones of cappucin marble can be found on the first floor of the house. The bathroom also features underfloor heating as a large towel rail... Garden : A beautifully maintained mature garden with perennial borders and rose bushes lies to the back of the property..... Property Type: Link Detached House Full Renting price: £2000.00 Pricing Options: Fixed Price Tenure: 24 months Council tax band: F EPC rating: C Measurement:914.932 sq.ft. Outside Space: Rear Garden Parking: Off street Heating Type: Underfloor Heating -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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