

**Move Straight In**  
**Maberley Road**  
**Beckenham Offers**  
**Over £525,000**  
**Freehold**

**haart**  
ORPINGTON

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# haart

Available on Help To Buy London, this two bedroom home offers modern living as well as easy access to schools, bus routes, shops and main line train station. Do not miss out on this stunning home.

- Help To Buy London
- Detached Bungalow
- Underfloor Heating
- Two Bedrooms
- Solar Panels To Roof
- Off Street Parking
- Easy Access To Train St
- Access To Maberley Field



## Entrance Hall

underfloor heating

## Lounge/Diner/Kitchenette 27'7 max x 9'10

underflooring heating, Bosh fitted appliances, double glazed windows to front and side with double glazed double doors leading to garden

## Utility Area 6'11 x 5'8

underfloor heating, double glazed window to rear, Bosh appliances

## Bedroom One 10'6 x 10'7 widening to 14'11 max

underfloor heating, double glazed double doors



leading to garden

**Ensuite Wet Room 6'9 x 4'6**

underfloor heating, tiled floor, tiled walls, shower cubical, vanity wash unit, low level flush w.c, heater towel rail, double glazed window to side

**Bedroom Two 10'7 x 9'7 max**

underfloor heating, double glazed window to front

**Bathroom 6'9 x 5'7**

underfloor heating, tiled floor, tiled walls, panelled bath, over head shower, low level lush w.c, vanity wash hand basin unit, heated towel rail, extractor fan

**Front Garden**

paved off street parking

**Rear Garden**

laid to lawn, patio, side access

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Neotop 12/22

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81 to 91) <b>B</b>	<b>86</b>	<b>89</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81 to 91) <b>B</b>	<b>86</b>	<b>89</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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