

## 2 Bedroom Terraced House for Rent - **£1,650 per month**

New Road, Orpington, Kent, BR6 0DX



### KEY FEATURES

- AVAILABLE FROM MID JUNE 2025
- BEAUTIFUL VICTORIAN COTTAGE 70SQM
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN WITH APPLIANCES
- MODERN THREE PIECE BATHROOM SUITE
- QUIET LOCATION & OWN PATIO GARDEN
- WALKING DISTANCE TO ORPINGTON STATION
- EPC RATING D
- COUNCIL TAX BAND C



## Description

AVAILABLE FROM MID-JUNE 2025. We are pleased to offer this two bedroom victorian cottage with spacious accommodation to include: lounge to front, dining room, modern fitted kitchen with appliances, pantry, modern bathroom suite, two newly decorated bedrooms with new carpets, double glazing, gas central heating, parking available on New Road, patio garden. This property is quietly tucked away on an un-made road, close to Orpington High Street and is an ideal home for a professional working couple. Please call Bishop Estates to arrange a viewing on 01689 873 796.

## Location

The property is ideally situated in a quiet location of New Road. Within walking distance for Orpington mainline station, good transport links in nearby Orpington and Petts Wood town centres, plus the unique beauty of Broom Hill Common on your door step

## Ground Floor

### FRONT RECEPTION ROOM - 11' 5" x 11' 4" (3.49m x 3.47m)

Laminated flooring, upvc front door, Georgian style double glazed window to front, shelving.

**DINING ROOM - 14' 0" x 11' 4" (4.28m x 3.47m)** Laminated flooring, bricked chimney breast, understairs storage, Georgian double glazed window to rear.

**FITTED KITCHEN - 9' 4" x 6' 0" (2.85m x 1.84m)** White fitted kitchen with a range of matching wall and base units with solid wood work top, washing machine, fridge, freezer, dishwasher, stainless steel hob with extractor over, double oven below, tiled flooring, double Butler sink unit with mixer tap, double glazed Georgian style double glazed window to side. Through to:-

**PANTRY AREA** - Tiled floor, cupboard with shelving, double glazed UPVC double glazed door to garden.

**BATHROOM SUITE - 6' 2" x 6' 0" (1.88m x 1.84m)** White suite comprising of panelled bath with mixer tap and independant shower unit, sink unit, low level wc, vanity cupboard, tiled floor, tiled walls, frosted double glazed Georgian style window to rear.

**PARKING** - Parking available on New Road.

**GARDEN** - Side access, side patio area, rear patio area.

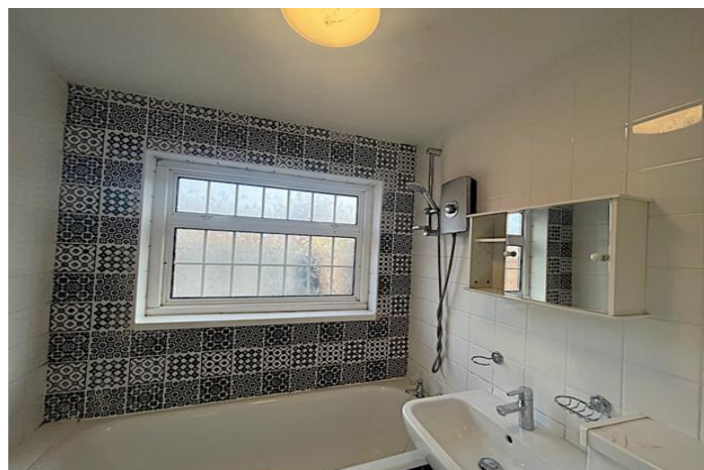
## First Floor

**LANDING** - Small carpeted area, via solid wood staircase.



**BEDROOM TWO - 11' 5" x 13' 1" (3.49m x 4m)** Two Georgian style double glazed windows, cupboard, newly decorated, new carpet, latch door.

**BEDROOM ONE - 11' 2" x 13' 1" (3.42m x 4m)** Two Georgian style double glazed windows with wooden slate blinds, newly decorated walls, new carpet, cupboard, fireplace, latch door.

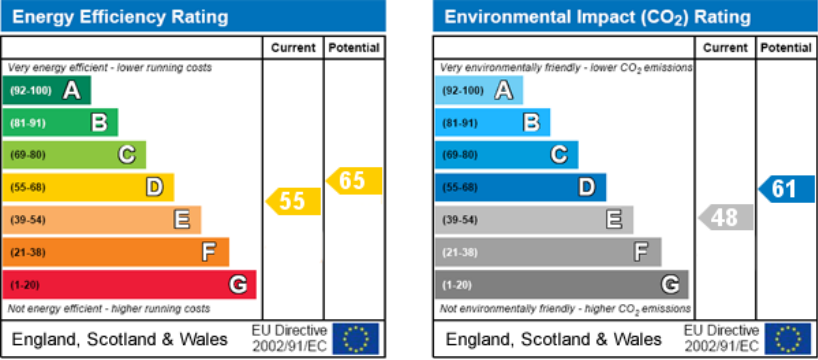








Total area: approx. 69.8 sq. metres  
11 New Road, Orpington



Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact

the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.  
Not all landlords are willing to accept pets within their property.