



SITUATION

Located close to the junction with Ockham Drive in this popular residential area, ideally located for Orpington and Sidcup town centres. Orpington lies approximately 12 miles south-east of central London and benefits from good road links via the M25 (Junction 3) and M20 (Junction 1).

PROPERTY

Comprising a **3 Bed Semi-Detached House** on ground and first floors. The property includes:

- Gas central heating
- uPVC double glazing
- Lean-to Conservatory
- Rear Garden with shed, store room and external WC.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room	21'2"	x	10'6"
Kitchen	13'9"	x	10'6"

First Floor

Bedroom 1	11'2"	x	10'2"
Bedroom 2	13'11"	x	8'2"
Bedroom 3	9'8"	x	7'3"
Bathroom/WC			

GIA Approx. 895 sq ft plus lean-to conservatory

FREEHOLD offered with VACANT POSSESSION

Note 1: 29 Wisley Road (3 bed house) sold in March 2025 for £445,000 (source: zoopla.co.uk).

Note 2: There may be potential to extend at the rear and/or re-configure the property for use as an HMO, subject to obtaining the necessary consents.

Note 3: Refer to the Auctioneers for the floor plan and the video tour of the property.

Vacant 3 Bed House

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Linkworths Solicitors
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