

Sinclair  Hammelton

ASKING PRICE

**£775,000**

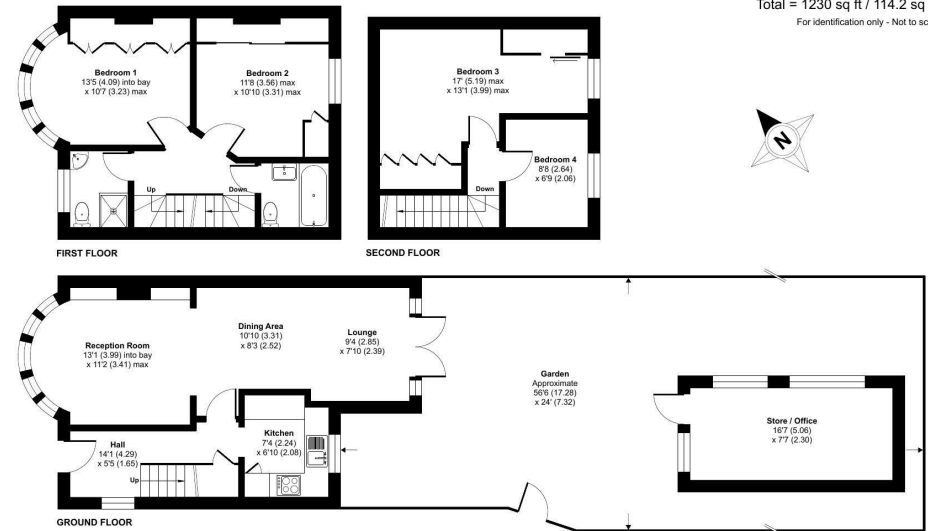
**Ryecroft Road**

Orpington, BR5 1DR

EPC RATING: C COUNCIL TAX BAND: E

Ryecroft Road, Petts Wood, Orpington, BR5

Approximate Area = 1105 sq ft / 102.6 sq m  
Outbuilding = 125 sq ft / 11.6 sq m  
Total = 1230 sq ft / 114.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Wilhens & Curling. REF: 1522353

Sinclair Hammelton



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 73      | 81        |
| EU Directive 2002/91/EC                     |         |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

**OFFICE ADDRESS**  
1 Chatsworth Parade  
Kent  
BR5 1EF

**OFFICE DETAILS**  
01689 806 770  
infopw@sinclairhammelton.co.uk  
<https://www.sinclairhammelton.co.uk>