

3 Bedroom Semi-Detached House for Sale - £375,000

Brenchley Road, Orpington, Kent, BR5 2TD



KEY FEATURES

- NO FORWARD CHAIN • THREE BEDROOM SEMI DETACHED HOUSE • SOME REDECORATION REQUIRED • GOOD SIZE RECEPTION ROOM • ST PAULS WOOD HILL AREA • LARGE FITTED KITCHEN • DOUBLE GLAZED • OFF STREET PARKING TO THE FRONT • EASY TO MAINTAIN REAR GARDEN • CLOSE TO LOCAL SHOPS AND BUS ROUTES

Description

Situated in the popular St Pauls Hill area is this 3 bedroom semi detached house offered with a large fitted kitchen with built in oven and hob, inner lobby providing storage and reception room.

To the first floor are 3 bedrooms, a bathroom suite and a separate wc. The property benefits from double glazing, gas central heating, a good size rear garden and off street parking to the front. Call Bishop Estates to arrange a viewing on 01689 873796

Location

St Paul's Wood Hill is conveniently-situated with a range of transport links and general amenities within close proximity. Namely, St Mary Cray Station which provides direct and frequent services into Central London. The Nugent Shopping Centre is also easily accessible, with Orpington High Street and its extensive range of hospitality and leisure facilities also a short drive or bus ride away.

Ground Floor

ENTRANCE PORCH - Double glazed entrance porch, tiled flooring.

ENTRANCE HALL - Double glazed entrance door, carpet.

RECEPTION ROOM - 15' 1" x 11' 1" (4.6m x 3.4m) Double glazed window to front, radiator, carpet, built in shelving unit.

FITTED KITCHEN - 15' 1" x 8' 5" (4.6m x 2.57m) Fitted kitchen with a range of wall and base units, work tops over, integrated oven and electric hob extractor over, part tiled walls, lino floor covering, space and plumbing for washing machine, space for fridge freezer, stainless steel double bowl sink unit with mixer tap, spotlighting, double glazed window to rear.

INNER LOBBY - Cupboard housing boiler, understairs cupboard, double glazed door to the side.

First Floor

FIRST FLOOR LANDING - Carpet, loft access.

BEDROOM ONE - 11' 1" x 10' 7" (3.38m x 3.23m) Double glazed window to front, carpet, radiator.

BEDROOM TWO - 11' 6" x 9' 8" (3.53m x 2.95m) Double glazed window to rear, built in wardrobe, radiator, carpet.

BEDROOM THREE - 7' 4" x 7' 2" (2.26m x 2.2m) Double glazed window to front, built in wardrobe, radiator, carpet.



BATHROOM SUITE - Comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin, Chrome heated towel rail, double glazed frosted window to rear.

SEPARATE WC - Low level wc, part tiled walls, double glazed frosted window to rear.

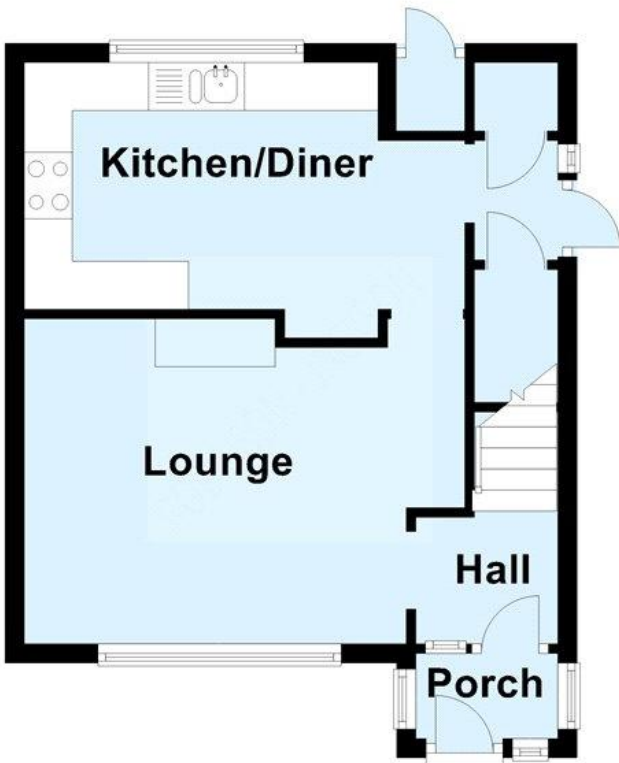
Exterior

FRONT GARDEN - Lawned area, steps down to the front door, paved off street parking space.

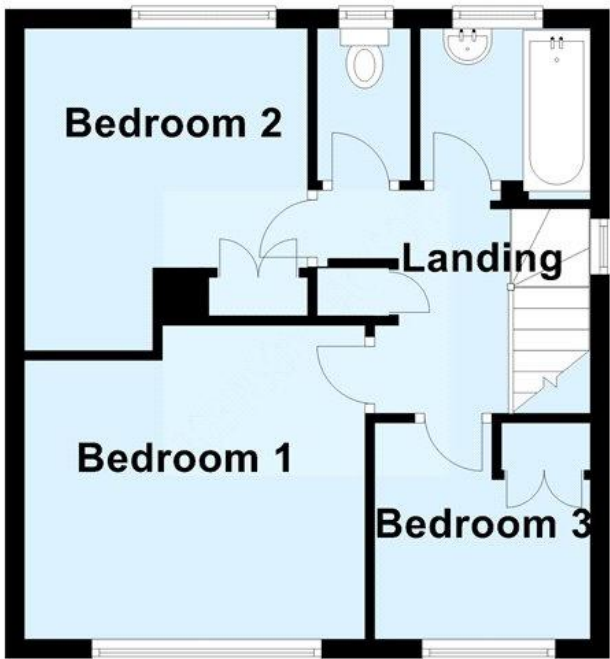
REAR GARDEN - Small storage shed, patio, access to the front via side gate, Synthetic lawn.



Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		