

## 3 Bedroom Semi-Detached House for Sale - £550,000

Wisley Road, Orpington, Kent, BR5 3DR



### KEY FEATURES

- WELL PRESENTED SEMI DETACHED HOUSE • THREE/FOUR BEDROOMS • MODERN FITTED KITCHEN WITH APPLIANCES • UTILITY ROOM AND CLOAKROOM • LARGE DINING ROOM/FAMILY ROOM • FAMILY BATHROOM • LUXURY OUTDOOR OFFICE/GUEST SUITE • OUTDOOR TIKI HUT WITH POWER AND LIGHTING • AMPLE OFF STREET PARKING • COUNCIL TAX BAND D



## Description

OFFERS CONSIDERED. An opportunity to purchase a well cared for family home situated in the St Pauls Wood hill area, which has been been greatly improved over the years by its current owners.

To the ground floor the property comprises of a double glazed entrance porch leading to a spacious hallway, great size living room to the front, utility room, ground floor cloakroom, modern fitted kitchen to include a double oven, built in microwave and dishwasher. The kitchen then leads onto a spacious dining room /family room (easily converted to a fourth bedroom).

To the first floor can be found a master bedroom benefiting from a new carpet and fitted wardrobes cupboards, along with a spacious bedroom two, a good size third bedroom and the family bathroom suite.

The rear of the property boasts a large side access with two storage sheds, a sun patio with stairs up to the lawned area and two further patio seating areas. There is a large brick built studio room ideal for guests/office space with bifold doors to two aspects. There is also Tiki Hut with power and lighting with space for a hot tub.

## Location

Wisley Road is conveniently located for St Mary Cray and Sidcup Stations, local bus routes, various schools, Nugent Park Shopping Centre and easy access for the A20/M20 and M25

## Ground Floor

**ENTRANCE PORCH** - Double glazed entrance porch with double glazed side panel and entrance door, carpet.

**ENTRANCE HALL** - Via UPVC Georgian style entrance door, cupboard housing fuse board and electric meter, radiator, central heating thermostat, fitted carpet.

**FRONT RECEPTION ROOM** - 14' 11" x 12' 7" (4.57m x 3.85m) Double glazed UPVC window to front, dado rail, fitted carpet, central ceiling light, fireplace with gas coal effect fire.

**UTILITY ROOM** - 6' 1" x 4' 4" (1.86m x 1.34m) With a range of fitted cupboards, space and plumbing for washing machine, tiled floor, under stairs storage area, folding door to:

**CLOAKROOM** - Fully tiled, low level wc, corner wash hand basin, folding door, extractor fan.

**LUXURY FITTED KITCHEN** - 17' 5" x 9' 5" (5.34m x 2.89m) White gloss fitted kitchen with work tops over, under unit





lighting, ceramic four ring hob, space and plumbing for full size dishwasher, sink unit with mixer tap and drainer, heated towel rail, LED spotlighting, double built in electric oven, built in microwave, built in tower socket, two integrated under unit fridges, double glazed frosted window to side, breakfast bar area, wine cooler, under floor heating, Glow worm boiler installed December 2023. Open through to:

**DINING ROOM/FAMILYROOM - 19' 7" x 11' 11" (5.99m x 3.65m)** ( EASILY CONVERTED TO A FOURTH BEDROOM IF REQUIRED ) Small double glazed windows to the side, two double glazed windows to the rear, double glazed French doors to rear garden, newly fitted carpet, two ceiling lights.



## First Floor

**FIRST FLOOR LANDING** - Fitted carpet, double glazed window to rear, access to loft which is fully boarded and insulated with lighting and electric sockets, loft ladder.

**MASTER BEDROOM - 12' 2" x 11' 8" (3.72m x 3.57m)** Newly fitted carpet, radiator, double glazed window to front, sliding mirrored wardrobes with hanging and shelving, ceiling light with fan.



**BEDROOM TWO - 14' 0" x 9' 0" (4.29m x 2.76m)** max measurements. Double glazed window to front, radiator, fitted carpet, fitted wardrobes with hanging and shelving, shelving unit surrounding the bed.

**BEDROOM THREE - 8' 9" x 8' 5" (2.68m x 2.6m)** Double glazed window to rear, radiator, carpet, ceiling light.



**FAMILY BATHROOM - 6' 8" x 5' 9" (2.05m x 1.77m)** Bathroom suite comprising of corner bath with hot and cold taps, over head power shower, lino floor covering, radiator, mirrored vanity cupboard, extractor fan, low level wc, folding door, double glazed frosted window to rear.

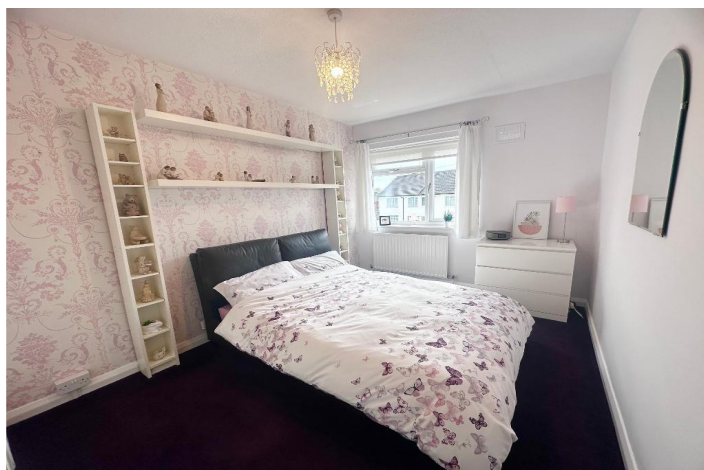
## Exterior

**EXTERIOR OFFICE/GUEST SUITE - 17' 0" x 11' 6" (5.2m x 3.53m)** Brick built outhouse providing an ideal work from home space/guest suite, bifold doors to two aspects, fitted carpet, access to rear sun patio, spotlighting, Broadband, interior and exterior lighting, electric sockets.

**TIKI HUT** - Bar area with power and lighting, ideal to house a hot tub ( as the current owners currently do ), synthetic grass area.

**FRONT GARDEN** - Large paved front driveway providing off street parking for several cars.

**REAR GARDEN** - Approximately 55' in depth .Side access



gate, large paved sideways, outside tap, two garden sheds,  
patio area with steps up to lawned area, flower bed areas, further raised patio area and a raised patio area by the outside  
studio area, power area to garden.











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by 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.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions

carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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