

3 Bedroom Semi-Detached House for Sale - £715,000

Grange Road, Orpington, Kent, BR6 8EA



KEY FEATURES

- POPULAR DARRICK WOOD CATCHMENT AREA • THREE BEDROOM SEMI DETACHED FAMILY HOME •
- FITTED KITCHEN AND UTILITY ROOM • FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM • DOUBLE GLAZING AND GAS CENTRAL HEATING • LARGE SOUTH FACING REAR GARDEN AND PATIO • GARAGE & OFF STREET PARKING TO FRONT • NO FORWARD CHAIN • EPC RATING D • COUNCIL TAX BAND E

Description

Bishop Estates are pleased to offer to the market this large 3 bedroom semi-detached family home, located in the highly sought after Darrick Wood catchment.

The property is offered to the market in good decorative order and on the ground floor features two sizable reception rooms, a fitted kitchen and utility room with the addition of a cloakroom. On the first floor there are three well proportioned bedrooms and family bathroom.

To the rear garden is South facing and mainly laid to lawn, so perfect for sitting out or entertaining, further features include off road parking, a garage with the potential to extend (STPP). NO FORWARD CHAIN. In summary, properties in this location rarely come on to the market, so with this in mind your earliest viewing is highly advised. Please call Bishop Estates on 01689 873796.

Location

Just a few minutes walk from 2 highly sought after schools - Darrick Wood Junior School and Darrick Wood High School, and to Darrick Wood Sports Centre, with its sports halls and fitness studios, again a few minutes walk from Newstead and Darrick Woods which contain part of the London Loop walking trails and open fields for a nice peaceful stroll, public swimming pool next door and within a couple minutes walk to, a large beautifully maintained park with walking path, tennis courts, a cricket club and maintained outside gym equipment. 9 minute walk to large supermarkets, hairdressers, cafes, dry cleaners, newsagents, restaurants, doctor's surgery and hospital. 0.6 miles Orpington train station with 9 South East fast trains to Central London per hour (18 mins non stop to Charing Cross). 6 minute walk to bus stops with buses serving High Street, Orpington and Bromley, which have a large amount of shops, restaurants, supermarkets and of course the cinema

Ground Floor

ENTRANCE HALL - Large bright hallway with UPVC double glazed front door. radiator, laminate floor, smoke alarm.

LOUNGE - 13' 3" x 11' 8" (4.04m x 3.58m) Double glazed bay window to front, carpet, radiator.

DINING ROOM - 11' 1" x 12' 4" (3.38m x 3.78m) Carpet, double glazed patio doors, radiator.

FITTED KITCHEN - 11' 3" x 6' 11" (3.45m x 2.11m) A matching range of wall and base units with work tops over, built in oven double oven, hob and extractor over, lino floor covering, double glazed window overlooking rear garden, Stainless steel single drainer sink unit with mixer tap,



dishwasher, smoke alarmr, lino floor covering.

UTILITY ROOM - 9' 1" x 4' 9" (2.77m x 1.48m) Larder cupboard, lino floor, range of matching wall and floor units, Stainless steel sink under double glazed window overlooking the rear garden, double glazed door to side, radiator, fridge freezer, tumble dryer.

GROUND FLOOR CLOAKROOM - Low level wc, wash hand basin.

First Floor

LANDING - Carpet, loft access, double glazed window to side.

BEDROOM ONE - 15' 4" x 9' 11" (4.7m x 3.03m) Double glazed bay window to front, carpet, radiator.

BEDROOM TWO - 11' 2" x 12' 5" (3.41m x 3.8m) Double glazed window overlooking rear garden, radiator, carpet.

BEDROOM THREE - 7' 6" x 7' 0" (2.31m x 2.15m) Double glazed window to front, radiator, carpet

BATHROOM - Panelled bath with mixer tap and shower attachment, low level wc, lino flooring, frosted double glazed window to rear, sink unit, towel rail.

Exterior

GARAGE - With light and power.

PARKING - Off street parking to front.

REAR GARDEN - Large patio area, access to garage, large lawn area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		