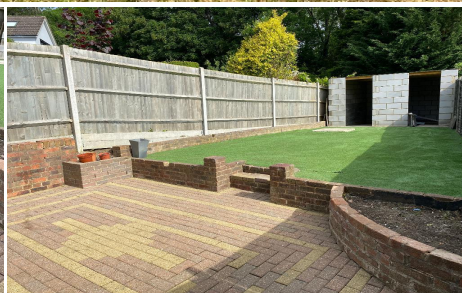


## 3 Bedroom Terraced House for Sale - Offers in Excess of £399,999

Beddington Road, Orpington, Kent, BR5 2TE



### KEY FEATURES

- 3 BEDROOM TERRACED FAMILY HOME • POPULAR ST PAULS WOOD HILL AREA • FITTED KITCHEN LEADING TO BREAKFAST ROOM • RECEPTION ROOM • BONUS ROOM TO REAR • UPSTAIRS FAMILY BATHROOM • BONUS LOFT ROOM FOR STORAGE • GOOD SIZE LOW MAINTENANCE REAR GARDEN • COUNCIL TAX BAND D • EPC RATING D



## Description

Bishop Estates are pleased to offer this three bedroom terraced house located in the St Pauls Wood Hill area with an asking price of £399,999-£425,000. The current owners have recently neutrally refreshed the property and added new carpets making this property move in ready.

The property comprises to the ground floor: reception room, breakfast room, fitted kitchen and rear bonus room. To the first floor are 3 bedrooms including master bedroom with fitted wardrobes, three piece bathroom suite and loft room with stairs leading up via bedroom 2.

To the rear is an easy to maintain garden with patio area and synthetic grass with additional storage units to the rear of the garden.

To appreciate what this home has to offer, please call Bishop Estates to arrange a viewing on 01689 873 796.

## Location

Located just off the ever-popular St Paul's Wood Hill the property is ideally situated near several amenities. St Mary Cray station is approximately a 10-minute walk (0.5 miles) away, while Midfield Primary School, a highly-rated school, is about 0.6 miles from the property.

The Nugent Shopping Park, offering a variety of retail options, is roughly a 15-minute walk from the property. Additionally, the close proximity of Scadbury Park Nature Reserve provides abundant green space for outdoor activities.

## Ground Floor

**ENTRANCE HALL** - Via UPVC front door, carpet, open to lounge.

**LOUNGE** - 13' 3" x 12' 6" (4.06m x 3.84m) Double glazed window to front, carpet, radiator, feature fireplace with electric fire, electric meter cupboard, ceiling light.

**FITTED KITCHEN** - 16' 4" x 8' 7" (4.99m x 2.63m) Fitted kitchen with a range of wall and base units with work tops over, opening to the rear conservatory room, wall mounted boiler, stainless steel sink unit with mixer tap and drainer, space for fridge freezer, space and plumbing for washing machine, wall mounted boiler, electric oven and gas hob, space and plumbing for dishwasher, tiled floor. Archway to breakfast area, breakfast bar. Tiled floor, storage cupboard with light, door way to:

**LEAN TO ROOM** - 14' 5" x 9' 4" (4.41m x 2.87m) Two double glazed windows to rear, UPVC door to rear garden, lino flooring.

**FRONT GARDEN** - Paved pathway, lawn area.



## First Floor

**BEDROOM ONE** - 10' 5" x 10' 0" (3.18m x 3.06m) Carpet, double glazed window to front, double radiator, fitted wardrobes.

**BEDROOM TWO** - 11' 10" x 7' 8" (3.63m x 2.35m) Double glazed window to rear, carpet, fitted cupboards, door to loft room.

**BEDROOM THREE** - 8' 7" x 7' 11" (2.62m x 2.42m) Double glazed window to front, carpet, wardrobe cupboard.

**FIRST FLOOR LANDING** - Carpet, cupboard.

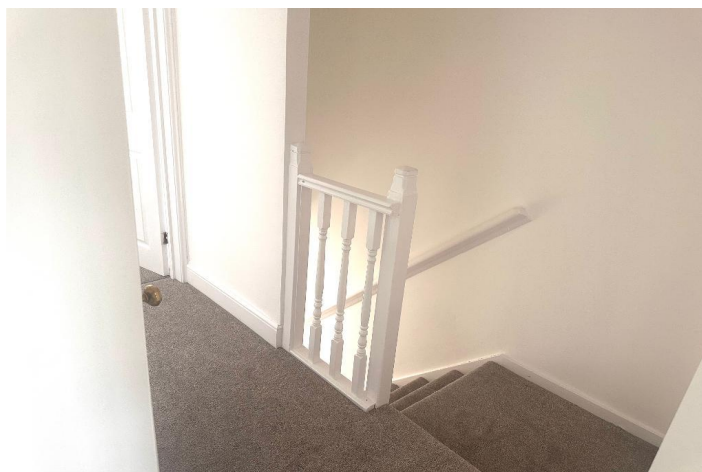
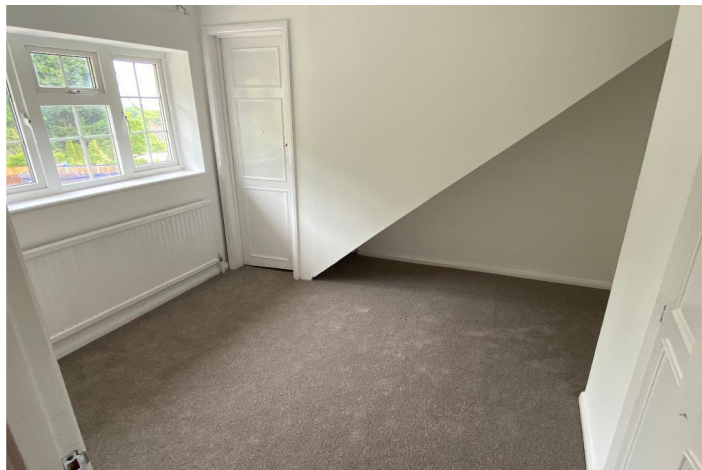


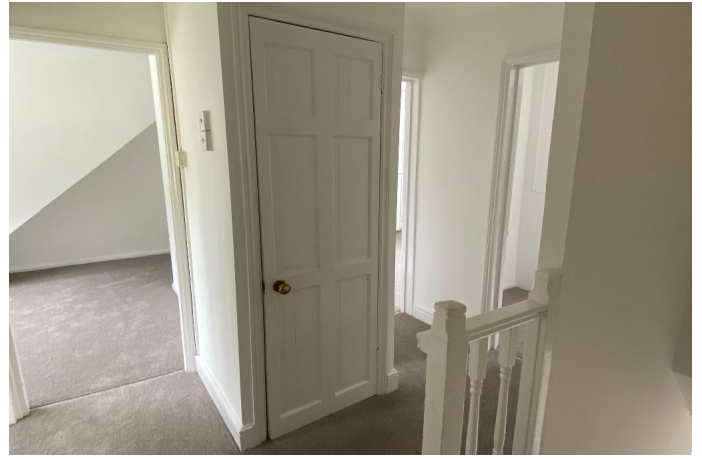
## Second Floor

**LOFT ROOM** - 18' 6" x 8' 2" (5.66m x 2.51m) Stairs to loft room, Velux window, carpet.

## Exterior

**REAR GARDEN** - Patio area, Synthetic lawn, flower bed.





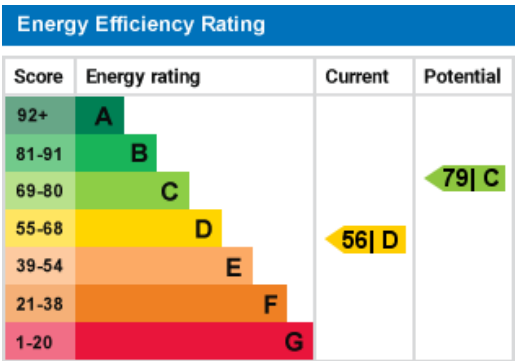




TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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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  2. 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.
  5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

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