

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

Repton Road, Orpington, Kent, BR6 9JA



KEY FEATURES

- THREE DOUBLE BEDROOMS • TWO RECEPTION ROOMS • FITTED KITCHEN WITH APPLIANCES •
- DOUBLE GLAZING AND GAS CENTRAL HEATING • WHITE FAMILY BATHROOM SUITE • LARGE REAR
- GARDEN WITH PAVED PATIO • OFF STREET PARKING TO FRONT - 2 CARS • WALKING DISTANCE TO
- CHELSEFIELD STATION • COUNCIL TAX BAND D • EPC RATING TO BE CONFIRMED

Description

** CHAIN FREE **

Bishop Estates are pleased to offer this chain free well presented 3 bedroom family home, with 2 reception rooms and large family bathroom. Fully fitted kitchen with matching white gloss base and wall units and all appliances to remain.

The property benefits from wood effect laminate flooring to ground floor and carpets to stairs and first floor.

The garden is approx 100 feet and South facing and mainly laid to lawn with shrubs, trees and flower borders. The front garden offers lawn and parking for 2 cars.

Location

This house is conveniently positioned for both Chelsfield and Orpington Stations which both offer a great fast service into all London mainline stations. The rear garden is approx 100 ft and faces South.

A selection of schools including The Highway, Warren Road Primary School and St Olaves and Newstead Wood Grammar Schools can be found close by.

Ground Floor

ENTRANCE HALL - Approached via a double glazed porch and double glazed front door. Leads to a carpeted hall and stairs. Under stairs storage cupboard. Radiator. Centre ceiling rose.

LOUNGE - 12' 4" x 12' 11" (3.78m x 3.95m) Very bright room lit naturally by a double glazed window overlooking the front garden. Wood effect laminate flooring. Radiator. Centre ceiling light. Arched alcove.

DINING ROOM - 9' 11" x 9' 5" (3.04m x 2.88m) Wood effect laminate flooring. Double glazed door and windows leading to the rear patio and rear garden. Centre ceiling light.

KITCHEN - 10' 6" x 9' 11" (3.22m x 3.03m) Matching white hi-gloss wall and floor units with black laminate worktop over. Tiled splashbacks. Built in electric oven with gas hob and extractor over. Zanussi washing machine, Bosch fridge freezer. Wood effect laminate flooring. Vailant gas fired central heating boiler. Stainless steel single bowl with drainer with mixer taps. Original glazed serving hatch to dining room. Double glazed window overlooking rear garden and double glazed door to rear garden.

First Floor

BEDROOM 1 - 9' 11" x 11' 6" (3.04m x 3.53m) Double glazed window overlooking rear garden. Fitted carpet. Radiator

FAMILY BATHROOM - 5' 6" x 7' 11" (1.68m x 2.43m) White



suite comprising low level w.c. pedestal wash hand basin and bath with shower attachment over and glass shower screen. Part tiled walls. Heated towel rail. Opaque double glazed window to rear.

BEDROOM 2 - 11' 6" x 12' 5" (3.51m x 3.81m) Double glazed window to front. Fitted carpet. Radiator

BEDROOM 3 - 8' 0" x 8' 8" (2.44m x 2.66m) Double glazed window overlooking the front. Fitted carpet. Radiator

LANDING - Spacious landing area with built in storage cupboard. Access to loft

Top Floor

LOFT - Part boarded and insulated.

Exterior

REAR GARDEN - Approx 100 foot long. Paved patio area leading to lawn area and backing onto the railway line. Trees at the rear boundary. 2 brick built sheds with light and power. 1 Wooden shed also with light and power.

FRONT GARDEN - Paved drive way with space for 2 cars. Walled sections with grassed area





| Efficiency Rating | | Environmental (CO ₂) Impact Rating | |
|-------------------|-------------------------|--|---|
| | Current | Potential | Current |
| | | | Very environmentally friendly - lower CO ₂ emissions |
| | | | (92-100) A |
| | | | (81-91) B |
| | | | (69-80) C |
| | | | (55-68) D |
| | | | (39-54) E |
| | | | (21-38) F |
| | | | (1-20) G |
| | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC | England & Wales |



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Additional Information

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- 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.
- 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.
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