

For Sale

Spur Road, Orpington BR6 0QN



**£460,000 FREEHOLD**

**3 BEDROOM SEMI-DETACHED**

- ✓ SEMI DETACHED HOUSE
- ✓ REQUIRING UPDATING THROUGHOUT
- ✓ NO CHAIN
- ✓ TWO RECEPTION ROOMS
- ✓ LARGE GARAGE
- ✓ LARGE MATURE REAR GARDEN
- ✓ POPULAR CENTRAL LOCATION IN ORPINGTON
- ✓ MANY ORIGINAL FEATURES



## Description

Spacious three bedroom semi detached house situated in a very popular location close to Orpington railway station, a very short distance to Blenheim Primary School and under half a mile to St Olave's and St Saviour's Grammar School. The property requires updating throughout and currently comprises of: a lounge, dining room, conservatory, kitchen, three bedrooms, and bathroom on the first floor. To the front of the property is a driveway providing off street parking leading to a large garage to the side, a large rear garden extending to approximately 100ft. The property offers enormous potential to extend to the side to create a substantially larger home on the ground and first floor.



## Location

Nearest stations:

National Train Station logo Orpington (0.7 miles)

National Train Station logo Chelsfield (1.1 miles)

National Train Station logo St. Mary Cray (1.6 miles)



## Ground Floor

**ENTRANCE HALL** - Carpet, hardwood front door, understairs cupboard, decorative ballustrade.

**LOUNGE** - 14' 11" x 13' 0" (4.57m x 3.97m) Original square bay single glazed window with leaded top, additional glazing, radiator, carpet, stone fireplace.

**DINING ROOM** - 12' 10" x 8' 11" (3.92m x 2.72m) Serving hatch, carpet, double glazed patio doors to conservatory, stone hearth, gas fire.

**FITTED KITCHEN** - 9' 6" x 6' 5" (2.91m x 1.96m) Range of wall and base units with work tops over, space for fridge freezer, cooker, parquet flooring, serving hatch, storage shelving, stainless steel single drainer sink unit, parquet flooring, space and plumbing for dishwasher, door to conservatory.

**CONSERVATORY** - 17' 0" x 10' 0" (5.2m x 3.06m) Single glazed conservatory, tiled floor, door to rear, door to side.



## First Floor

**FIRST FLOOR LANDING** - Access to loft, frosted window to side with leaded top, carpet, radiator, overhead storage cupboard.

**BEDROOM ONE** - 15' 2" x 12' 4" (4.64m x 3.76m) Single glazed bay window with leaded tops, additional glazing, carpet, built in



cupboards.

**BEDROOM TWO - 12' 9" x 11' 6" (3.91m x 3.51m)** Cupboard housing hot water tank, radiator, double glazed window to rear, wardrobe, carpet.

**BEDROOM THREE - 9' 1" x 7' 7" (2.79m x 2.33m)** Single glazed window to front with leaded tops, carpet.

## Exterior

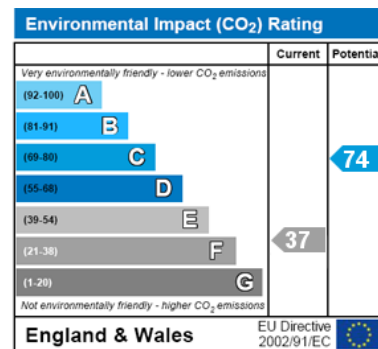
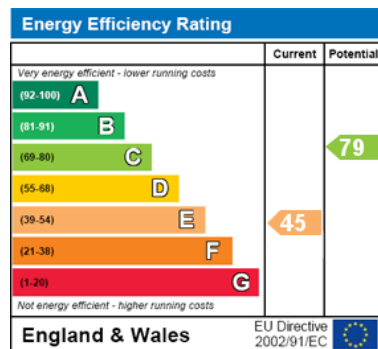
**FRONT GARDEN** - Mainly laid to the lawn, trees, flowers.

**REAR GARDEN** - Large rear garden pond, apple trees, mainly laid to lawn, rockery, access to garage.

**GARAGE** - 21' 1" x 10' 4" (6.44m x 3.15m) Double wooden doors, inspection pit, door to rear garden.

**DRIVEWAY** - Paved off street parking for two cars.

## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.