

For Sale

Ringshall Road, Orpington BR5 2LX



£325,000 FREEHOLD

3 BEDROOM TERRACED

- ✓ WELL PRESENTED TERRACED HOUSE
- ✓ THREE BEDROOMS
- ✓ FITTED KITCHEN/DINING ROOM
- ✓ RECEPTION ROOM
- ✓ ATTRACTIVE LIVING GARDEN
- ✓ DOUBLE GARAGE WITH POWER AND LIGHT
- ✓ CLOSE TO ST MARY CRAY STATION
- ✓ CLOSE TO THE NUGENT SHOPPING PARK



Description

We are pleased to offer this well cared for three bedroom terraced house comprising of through reception room, fitted kitchen, doors out to attractive rear garden which is laid out over three levels to include a covered outdoor lounge area, a brick built utility room, luxury fitted three piece bathroom suite to the first floor, 5.80m x 2.12m double garage to rear with electric up and over door access via the rear. Benefits to this property include a Worcester Bosch boiler installed in 2017 and double glazing throughout. To fully appreciate what this home has to offer, please contact Bishop Estates to arrange a viewing on 01689 873 796



Ground Floor

ENTRANCE HALL - UPVC front door, Karndean flooring through to kitchen, radiator, storage cupboard.

FITTED KITCHEN/DINER - 16' 1" x 13' 5" (4.93m x 4.1m) A range of fitted wall and base units with Granite overlay work tops, large sink with mixer tap and drainer, water softener, part tiled walls, radiator, understairs cupboard, Karndean flooring over full floor, double glazed window to rear, stainless steel electric oven, gas hob over, extractor hood, integrated dishwasher, space for fridge freezer.

RECEPTION ROOM - 12' 7" x 9' 10" (3.85m x 3m) Karndean flooring, double glazed window to front, radiator with painted cover, feature fireplace with Granite hearth and back, electric stone fire with wooden surround, double glazed door to rear garden.



First Floor

FIRST FLOOR LANDING - Carpet, double radiator, access to loft, cupboard housing boiler installed in 2017.

BEDROOM ONE - 10' 5" x 9' 4" (3.2m x 2.87m) Double glazed window to rear, built in wardrobes, carpet, radiator with cover.

BEDROOM TWO - 10' 2" x 9' 2" (3.1m x 2.8m) Double glazed window to front, carpet, radiator.

BEDROOM THREE - 6' 6" x 5' 2" (2m x 1.6m) Double glazed window to front, carpet, built in wardrobe cupboard.

BATHROOM - 6' 6" x 5' 5" (2m x 1.67m) Recently refurbished luxury bathroom comprising of panelled enclosed bath with mixer tap and hand held shower, further overhead shower, folding glass shower screen, fully tiled walls with border and glitter grout, laminate tiled floor, low level wc with push button flush, double glazed frosted window to rear



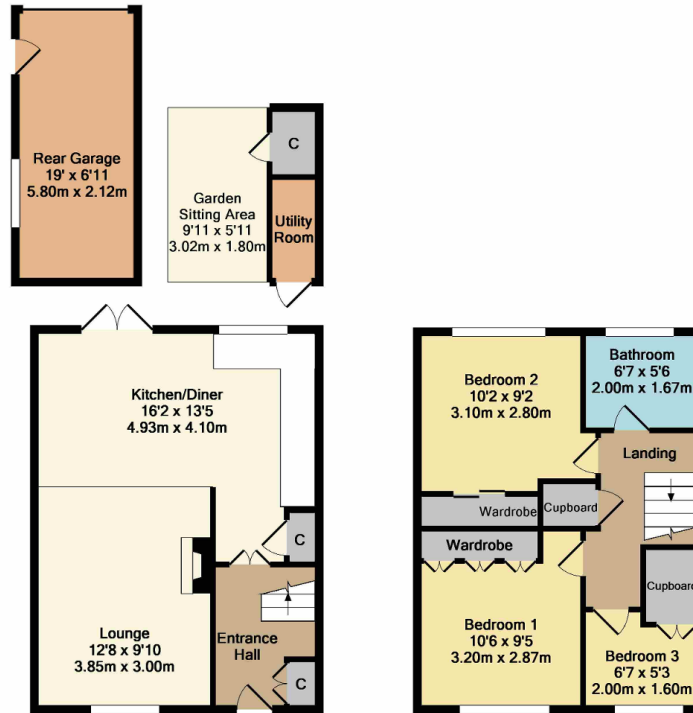
Exterior

GARDEN SEATING AREA - 9' 10" x 5' 10" (3.02m x 1.8m) Covered garden seating area.

REAR GARDEN - Three tiered garden, two levels with synthetic grass, outside sink with softener, security light to rear, access to front, brick built utility cupboard housing washing machine and tumble dryer, steps down to rear patio area, door to garage and access to rear with emergency lighting over garage.

GARAGE - 19' 0" x 6' 11" (5.8m x 2.12m) Via up and over door, power and light, double length garage, accessed via side road with emergency lighting.

Floorplans



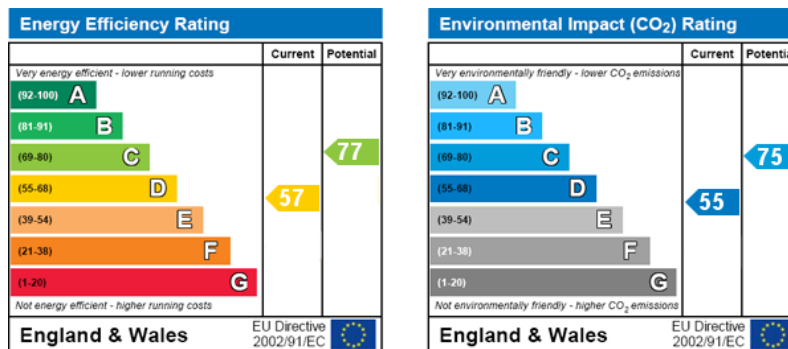
Ground Floor
Approx. Floor Area 542 Sq.Ft. (50.3 Sq.M.)

1st Floor
Approx. Floor Area 347 Sq.Ft. (32.2 Sq.M.)

Total Approx. Floor Area 888 Sq.Ft. (82.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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.