

For Sale

Breakspears Drive, Orpington BR5 2RY



**OFFERS IN REGION OF £359,950  
FREEHOLD**

**3 BEDROOM SEMI-DETACHED**

- ✓ AVAILABLE WITH NO FORWARD CHAIN
- ✓ SEMI DETACHED HOUSE
- ✓ TWO SEPARATE RECEPTION ROOMS
- ✓ THREE BEDROOMS
- ✓ GARDENS TO FRONT AND REAR
- ✓ GARAGE TO SIDE
- ✓ IN NEED OF SOME MODERNISATION
- ✓ UPSTAIRS BATHROOM



## Description

We are pleased to offer for sale this three bedroom semi detached house requiring some modernisation. The property comprises of two reception rooms, fitted kitchen, ground floor cloakroom, three bedrooms, upstairs bathroom suite, gardens to front and rear, garage to side with parking via shared driveway. This property is an ideal family home with the benefit of no forward chain.

## Ground Floor

**ENTRANCE HALL** - UPVC double glazed door to front, radiator, carpet, telephone point.

**FRONT RECEPTION ROOM** - 12' 3" x 11' 9" (3.75m x 3.6m)

Double glazed bay window to front, radiator, carpet.

**REAR RECEPTION ROOM** - 15' 5" x 11' 6" (4.71m x 3.53m)

Double glazed sliding patio doors to rear, carpet, radiator, feature fireplace.

**FITTED KITCHEN** - 13' 1" x 9' 10" (4m x 3.01m) With a matching range of wall and base units, work tops over, double glazed window to rear, built in Bosch oven, hob over, extractor hood, sink unit with drainer, mixer tap, tiled floor, double glazed window to rear, radiator, part tiled walls, dishwasher. Door to:

**LOBBY** - Door to side, space for fridge freezer.

**CLOAKROOM** - Low level wc.

## First Floor

**LANDING** - Carpet, double glazed window to side, cupboard housing boiler, cupboard with shelves, loft access.

**BEDROOM ONE** - 10' 6" x 11' 6" (3.22m x 3.52m) Max length 4.74m Laminate floor, radiator, two double glazed windows to rear, cupboard.

**BEDROOM TWO** - 13' 1" x 9' 10" (4m x 3.01m) Double glazed window to front, radiator, carpet.

**BEDROOM THREE** - 10' 3" x 8' 0" (3.13m x 2.46m) Double glazed window to front, radiator, carpet, cupboard.

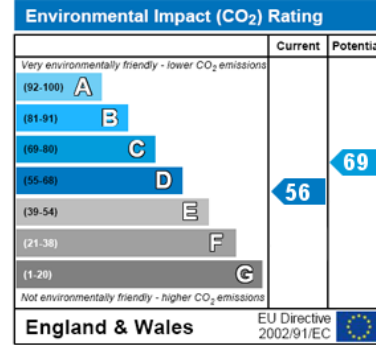
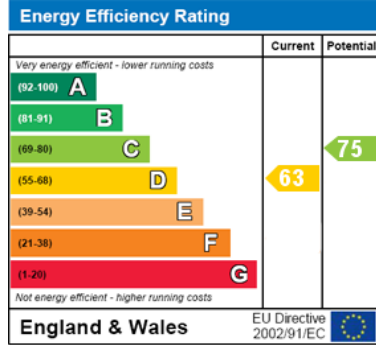
## Exterior

**REAR GARDEN** - Patio, mainly laid to lawn, trees, side access.

**GARAGE** - Garage via shared driveway



## 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.