

For Sale

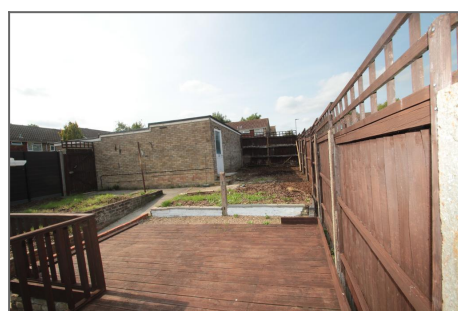
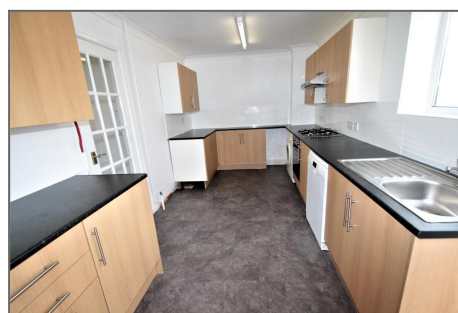
Southfleet Road, Orpington BR6 9SN



£399,000 FREEHOLD

3 BEDROOM END TERRACED

- ✓ END OF TERRACE CORNER PLOT HOUSE
- ✓ AMPLE SCOPE FOR EXTENSION DUE TO PLOT
- ✓ THREE BEDROOMS
- ✓ POPULAR LOCATION
- ✓ GOOD SCHOOL CATCHMENT AREA
- ✓ NO FOWARD CHAIN
- ✓ FITTED KITCHEN WITH APPLIANCES
- ✓ REAR GARDEN AND SIDE GARDEN



Description

An opportunity to buy this three bedroom end of terrace house situated on a corner plot, giving this property a larger than average garden and great potential for an extension to the side or rear. The property comprises of a reception room, large fitted kitchen, conservatory leading to downstairs cloakroom. To the first floor there are three bedrooms, shower room and separate wc. To the exterior is a front garden, rear garden with decked area and additional garden to side. To truly appreciate what this home has to offer, please call Bishop Estates on 01689 873 796 to arrange a viewing. Awaiting EPC and Floorplan.



Ground Floor

ENTRANCE HALL - UPVC front door, boarded floor.

RECEPTION ROOM - 15' 5" x 13' 5" (4.71m x 4.09m) Two double radiators, laminate flooring, double glazed window to front, large understairs cupboard with gas and electric meters.

FITTED KITCHEN - 16' 7" x 8' 7" (5.07m x 2.62m) Fitted kitchen with a range of wall and base units, washing machine, tumble dryer, electric fan assisted oven, gas hob, extractor hood, lino floor covering, part tiled walls, Worcester combination boiler, double glazed window to side, stainless steel sink unit with drainer, double glazed window to rear, lino floor covering.

CONSERVATORY - 12' 3" x 7' 10" (3.76m x 2.42m) Windows, door to garden, outside tap, door to:-

GROUND FLOOR CLOAKROOM - Low level wc, pedestal wash hand basin.



First Floor

LANDING - Boarded floor, access to loft, storage cupboard with shelving.

BEDROOM ONE - 14' 7" x 9' 1" (4.47m x 2.79m) Double glazed window to front, double radiator, boarded floor.

BEDROOM TWO - 8' 7" x 8' 4" (2.62m x 2.56m) Double glazed window to rear, double radiator, boarded floor.

BEDROOM THREE - 9' 5" x 7' 3" (2.89m x 2.24m) Double glazed window to front, double radiator, large storage cupboard, boarded floor.

SHOWER ROOM - Enclosed double shower cubicle, sink unit, frosted double glazed slimline window to rear, lino floor covering, radiator.



SEPARATE WC - Slimline frosted double glazed window to rear, low level wc.

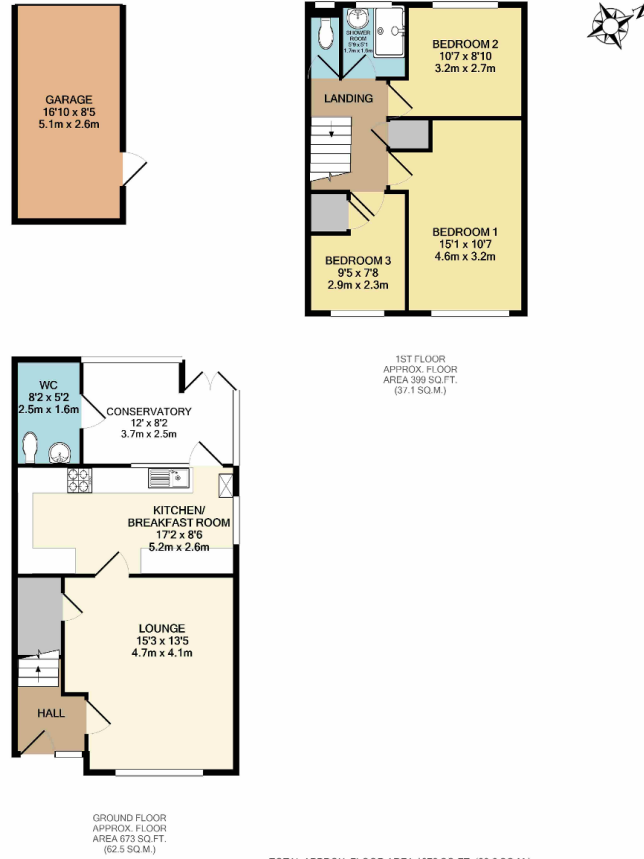
Exterior

REAR GARDEN - Sun deck, raised garden areas, additional lawn area to side, gate providing side access, door to garage.

FRONT GARDEN - Steps upto house, mainly laid to lawn.

GARAGE - New roof, electric door, power and lighting, door to garden.

Floorplans

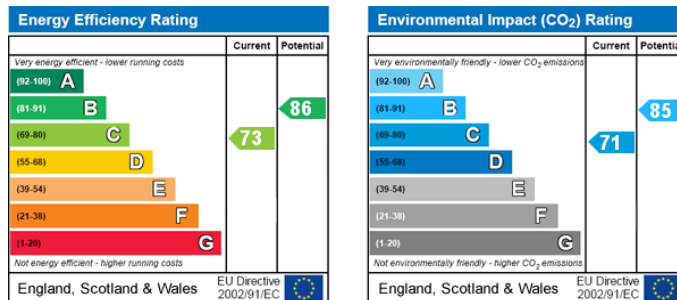


TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 SQ.M.)

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.