

For Sale

Sandy Lane, Orpington BR6 0DY



**£545,000 FREEHOLD**

**3 BEDROOM SEMI-DETACHED**

- ✓ CORNER PLOT SEMI DETACHED HOUSE
- ✓ THREE BEDROOMS
- ✓ DOUBLE GLAZING AND GAS CENTRAL HEATING
- ✓ MODERN FITTED KITCHEN
- ✓ WALKING DISTANCE OF HIGH STREET
- ✓ GOOD CONDITION THROUGHOUT
- ✓ TWO RECEPTION ROOMS
- ✓ SCOPE FOR FURTHER EXTENSION



## Description

### NO CHAIN !

Bishop Estates are pleased to offer for sale this 3 bedroom semi detached house situated on a corner plot. The property comprises of a family reception room leading to dining room, fitted kitchen, three bedrooms and family three piece bathroom suite. To the exterior can be found a good size front garden with potential for further off street parking, rear garden mainly laid to lawn with access to rear, leading to garage and off street parking. Call Bishop Estates to arrange an early viewing on 01689 873796



## Location

The location is superb with Orpington station providing regular and fast services to Central London, The City and Victoria. Many of the area's finest schools are nearby including the highly regarded St Olaves Grammar school, Crofton Primary and Perry Hall.

In our opinion this is an outstanding family home with a huge amount to offer and should be viewed at your earliest convenience.



## Ground Floor

**ENTRANCE HALL - 12' 5" x 6' 0" (3.79m x 1.83m)** UPVC front door with double glazed windows either side, radiator, understairs storage cupboard housing gas and electric meters, central heating thermostat.

**RECEPTION ROOM - 11' 6" x 14' 8" (3.51m x 4.48m)** Radiator, double glazed bay window to front, feature electric fire with mantle surround, laminate flooring archway to:-

**DINING ROOM - 9' 11" x 9' 9" (3.04m x 2.98m)** Double glazed french doors to rear garden and double glazed windows either side, laminate flooring, radiator.

**FITTED KITCHEN - 10' 1" x 7' 6" (3.08m x 2.3m)** Fitted kitchen with a range of matching wall and base units with work tops over, built in oven, gas hob with extractor over, tiled floor, space for fridge freezer, double glazed door to rear with double glazed windows either side, stainless steel sink unit with mixer tap and drainer, tiled floor, part tiled walls.

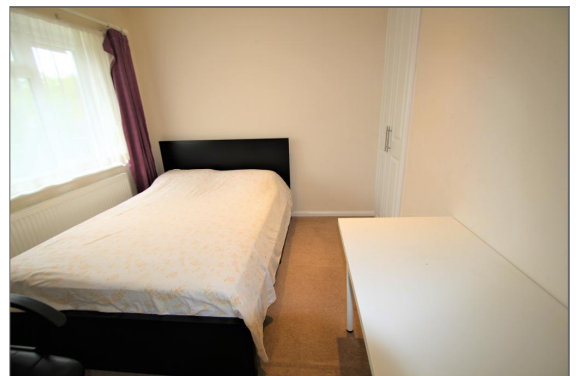


## First Floor

**LANDING - 7' 11" x 5' 11" (2.42m x 1.82m)** Cupboard with shelving, carpet, loft access, double glazed window to the side.

**BEDROOM ONE - 13' 8" x 11' 6" (4.18m x 3.52m)** Double glazed bay window to front, carpet, radiator, double cupboard with shelving

**BEDROOM TWO - 11' 6" x 8' 11" (3.52m x 2.72m)** Double glazed



window to rear, carpet, radiator, spot lighting, wardrobe cupboard.

**BEDROOM THREE** - 9' 2" x 7' 1" (2.81m x 2.16m) Storage cupboard, carpet, radiator, double glazed window to front.

**BATHROOM SUITE** - 5' 8" x 4' 11" (1.74m x 1.5m) Bathroom comprising of panelled bath with overhead shower, fully tiled walls, lino floor covering, low level wc, pedestal wash hand basin with vanity cupboard below, wall mirror, two frosted double glazed windows to rear.

## Exterior

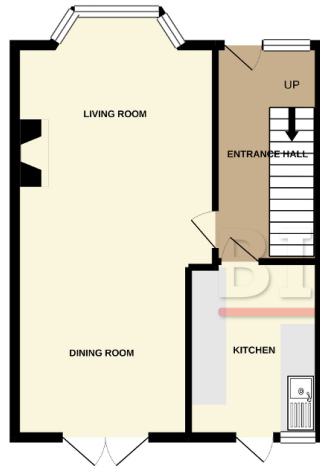
**FRONT GARDEN** - Pathway to front door, access to to garden via side gate

**REAR GARDEN** - Mainly laid to lawn, side access to front, outside tap, outside lighting, rear gate with access to off street parking.

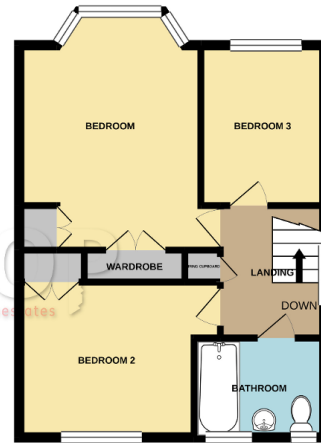
**GARAGE** - Requiring repair works. Off street parking available to the front of the garage.

## Floorplans

GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	54   E	
21-38	F		
1-20	G		

**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.