

For Sale

Kingswood Close, Orpington BR6 8PA



£425,000 FREEHOLD

3 BEDROOM TERRACED

- ✓ 3 Bedrooms
- ✓ Double Glazed
- ✓ Potential to extend STPP
- ✓ Open plan living/dining
- ✓ Separate downstairs cloakroom
- ✓ Off Street Parking
- ✓ Garage En-Block
- ✓ Gas central heating with Combi Boiler



Description

Bishop Estates are delighted to offer this perfect opportunity to acquire a great family home. The property benefits from off street parking in a quiet no through road. To the ground floor is a great size open plan lounge diner with dual aspect, access to the kitchen and patio doors leading to the garden. The property also benefits from downstairs WC and gas Combi boiler.

To the first floor there are two double bedrooms with built in wardrobe space and a good size single bedroom to the the front. The family bathroom benefits from a P shaped bath with shower over. Your earliest viewing is recommended to secure this property.



Location

This modern family mid-terrace house enjoys a quiet cul-de-sac aspect within a popular development on the Petts Wood borders, set back off Crofton Lane and located within easy reach of Crofton and Darrick Wood schools, two mainline stations, good transport connections and local shops.

Orpington station offers a fast service into London bridge and junction 4 on the M25 with its access routes to further afield is approximately 15 mins away



Ground Floor

HALLWAY - Entrance hallway with access to downstairs w/c and cupboard housing utilities

DOWNSTAIRS WC - Window to front, side wall with Worcester combi-boiler
WC and sink

Lounge / Diner - 24' 11" x 12' 9" (7.6m x 3.9m) Double glazed window to front with radiator under, parquet flooring flowing through to the dining area with sliding double glazed patio doors.

Kitchen - 8' 6" x 6' 10" (2.6m x 2.1m) Selection of matching wall and floor units, electric hob with oven under, double glazed window to rear



First Floor

BEDROOM ONE - 12' 9" x 9' 6" (3.89m x 2.9m) Double glazed window to front, radiator under, laminate flooring, built in wardrobe

BEDROOM TWO - 10' 0" x 9' 8" (3.05m x 2.97m) Double glazed window to rear, radiator under, built in wardrobe, carpet as laid

BEDROOM THREE - 10' 2" x 6' 5" (3.12m x 1.98m) Double glazed window to front, radiator under, carpet as laid, storage cupboard.

Family Bathroom - White three piece suite, comprising bath, wc



and sink in vanity unit, heated towel rail. Obscured double glazed window to rear

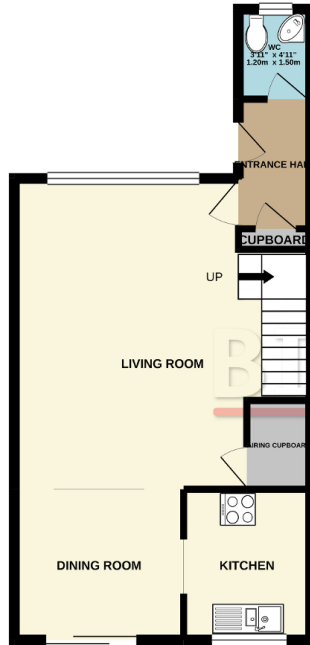
Exterior

GARAGE - single garage en-block

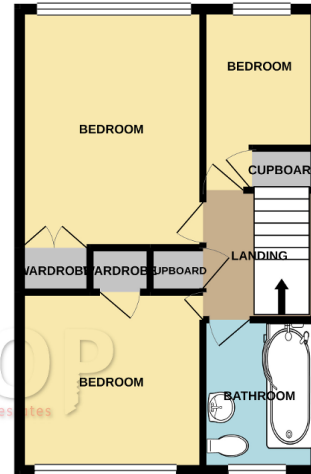
Garden - Paved to rear with well stocked shrub borders, rear access leading to garage

Floorplans

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	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.