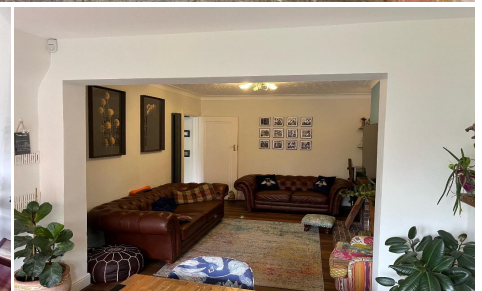


## 4 Bedroom Detached House for Sale - £850,000

Lancing Road, Orpington, Kent, BR6 0QT



### KEY FEATURES

- DETACHED FAMILY HOME • FOUR GOOD SIZE BEDROOMS • LARGE RECEPTION ROOM • FITTED KITCHEN AND UTILITY ROOM • DINING ROOM • FURTHER FAMILY ROOM • CLOSE PROXIMITY OF ORPINGTON STATION • OFF STREET PARKING FOR 2+ CARS • GOOD SIZE REAR GARDEN • COUNCIL TAZ BAND E



## Description

An opportunity to purchase this great size family home, situated in the popular Lancing Road. The house is well appointed for commuters, being within just a short walk of Orpington High Street with its various bus services and Orpington train station.

The property comprises to the ground floor of a principle reception room, further family room leading to a dining room, fitted kitchen with appliances leading to a utility room and a ground floor cloakroom. To the first floor is four bedrooms, a shower room and a family bathroom. To the exterior of the property can be found a front garden with a paved driveway providing off street parking for 2/3 cars, garage with up and over door and a rear garden of approximately 60' with patio and decked area. Council Tax Band E

Call Bishop Estates on 01689 873 796 to arrange a viewing.

## Location

Lancing Road is very well located for local schools such as St. Olaves and Newstead Woods for Girls, Orpington High Street, bus routes and both Orpington and Chelsfield mainline stations.

## Ground Floor

**ENTRANCE HALL** - Double glazed leaded door and panel to side, two understairs storage cupboards, radiator, wood effect flooring, stairs to first floor.

**RECEPTION ROOM** - 12' 11" x 12' 4" (3.96m x 3.78m) Central feature fireplace, fitted carpet, double glazed leaded window to front with fitted shutters, feature stained glass windows to the side, radiator.

**FAMILY ROOM/DINING ROOM** - 26' 2" x 10' 5" (8m x 3.2m) Feature fireplace, double glazed window to side, double glazed French doors to rear and two double glazed windows to rear, two radiators, wood effect flooring.

**FITTED KITCHEN** - 16' 6" x 12' 2" (5.05m x 3.71m) Fitted kitchen with a range of wall and base units with work tops over, sink unit with mixer tap and drainer, integrated oven, integrated hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, tiled splashbacks, breakfast bar, double glazed window to rear, double glazed door to side, tiled flooring, radiator, leading to utility area.

**UTILITY ROOM** - 7' 1" x 5' 10" (2.18m x 1.78m) Double glazed window to side, tiled flooring, Gas central heating boiler, range of matching wall and base units with work tops





over, stainless sink unit, space and plumbing for washing machine, space for fridge/freezer, tiled flooring.

**CLOAKROOM** - Comprising of a low level wc, wash hand basin, double glazed frosted window to side, wood effect flooring, radiator.

## First Floor

**FIRST FLOOR LANDING** - Access to loft, double glazed frosted window to side, carpet, radiator.

**BEDROOM ONE** - 13' 1" x 11' 6" (3.99m x 3.53m) A range of fitted wardrobe cupboards, carpet, radiator, double glazed leaded window to front with fitted shutters.

**BEDROOM TWO** - 10' 7" x 9' 3" (3.23m x 2.82m) Fitted wardrobe cupboard, double glazed leaded window to front, carpet, radiator.

**BEDROOM THREE** - 10' 9" x 8' 5" (3.3m x 2.59m) Double glazed window to rear, carpet, radiator.

**BEDROOM FOUR** - 12' 0" x 6' 11" (3.68m x 2.13m) Built in storage area, double glazed window to rear, carpet, radiator.

**FAMILY BATHROOM** - Comprising of a panelled bath with shower attachment, pedestal wash hand basin, built in storage unit, double glazed frosted leaded window to front, part tiled, vinyl floor covering, radiator.

**SHOWER ROOM** - Comprising of shower cubicle, low level wc, wash hand basin inset vanity unit, double glazed frosted window to side, part tiled walls, vinyl floor covering, extractor fan, heated towel rail.

## Exterior

**REAR GARDEN** - Approximate measurements, mature rear garden with patio area, decked area, access from both sides, outside tap, garden shed.

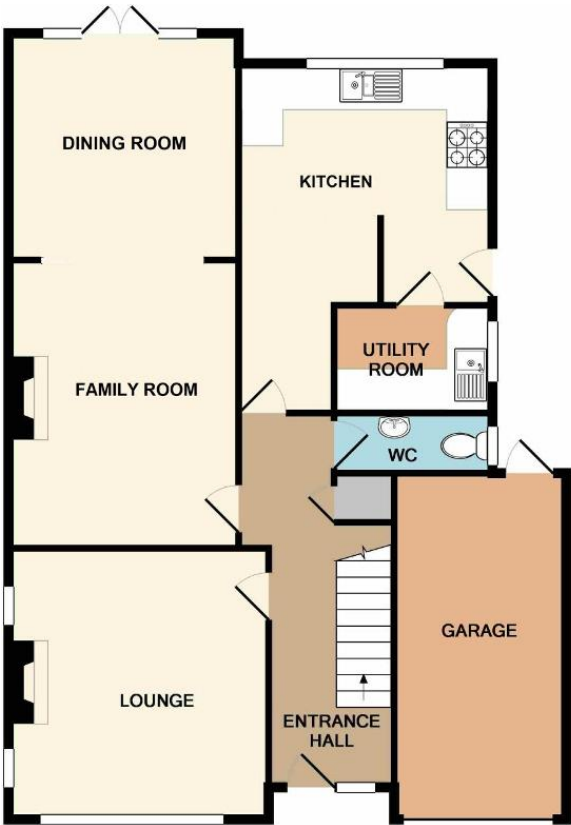
**GARAGE** - 16' 9" x 7' 6" (5.11m x 2.29m) With up and over door, power and lighting.

**OFF STREET PARKING** - Paved driveway with off street parking for 2/3 cars.

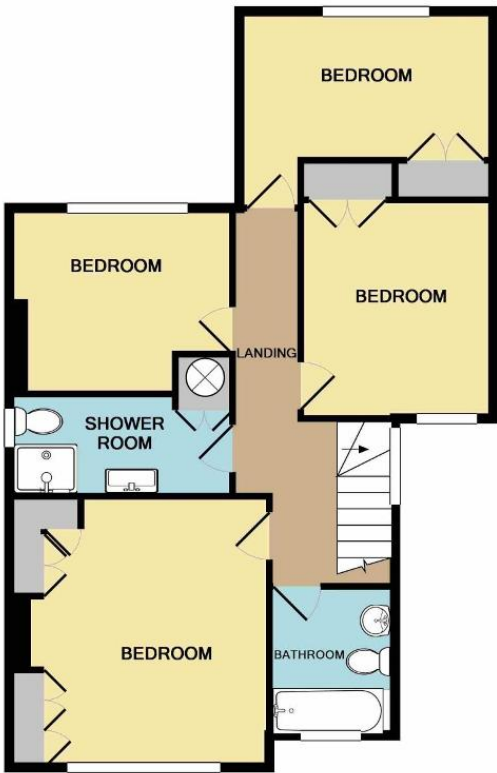








GROUND FLOOR  
APPROX. FLOOR  
AREA 910 SQ.FT.  
(84.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 644 SQ.FT.  
(59.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1555 SQ.FT. (144.4 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 Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	66  D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

**AML Disclaimer**  
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending

their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Bishop Estate Agents Limited.