

## 2 Bedroom End Terraced for Sale - £349,950

Star Lane, Orpington, Kent, BR5 3LN



### KEY FEATURES

- END OF TERRACE HOUSE • 2 BATHROOMS + GROUND FLOOR W/C • GAS CENTRAL HEATING • DOUBLE GLAZING • OFF STREET PARKING • FITTED KITCHEN • CONVENIENT FOR STATION & NUGENT CENTRE • NO FORWARD CHAIN • COUNCIL TAX BAND C • EPC RATING C



## Description

A two double bedroom terraced house both with en-suite bathrooms. The property is in our opinion in good decorative order and benefits from gas fired central heating, new double glazing, ground floor cloakroom, fitted kitchen, good size rear garden and off street parking. Ideal first purchase or buy to let investment. No chain. Call Bishop Estates on 01689 873 796 to arrange a viewing.

## Location

Orpington is a thriving suburban town within the M25 with many people drawn to the area for the reputable schools and the railway stations that can transport you into London in as little as 17 minutes.

The town centre has a comprehensive range of shops and facilities including the Walnuts Shopping Centre and Odeon cinema. You will also find larger stores at the Nugent Retail Park along with electrical superstores, furniture shops and DIY centres along the Sevenoaks Way.

St. Mary Cray Station 0.7 miles

Orpington Station 2.1 miles

Petts Wood Station 2.1 miles

## Ground Floor

**ENTRANCE HALL** - Solid wood flooring, double doors to lounge.

**CLOAKROOM** - Low level WC, tiled flooring, radiator.

**LOUNGE/DINING ROOM** - 15' 2" x 13' 6" (4.64m x 4.13m)

Solid wood flooring, understairs cupboard, sliding double glazed patio doors to rear garden, radiator.

**FITTED KITCHEN** - 8' 8" x 6' 6" (2.66m x 2m) Matching range of wall and base units with work tops over, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, integrated fridge/freezer, serving hatch with doors, tiled flooring, part tiled walls, built in oven with gas hob over, extractor hood, double glazed windows overlooking the front.

## First Floor

**LANDING** - Newly fitted carpet, loft access, doors leading into both bedrooms.

**BEDROOM ONE** - 11' 11" x 10' 2" (3.65m x 3.12m) Wood flooring, double glazed window overlooking the front, cupboard housing the hot water tank with shelving, radiator, door to en-suite.

**EN SUITE SHOWER ROOM** - New shower cubicle, tiled walls and floor, double glazed opaque windows, wash hand basin, low level WC.



**BEDROOM TWO - 12' 0" x 8' 8" (3.67m x 2.65m)** Double glazed window overlooking the rear garden, wood flooring, radiator, door leading into en-suite.

**EN-SUITE BATHROOM** - Panelled bath with shower attachment, tiled walls, tiled floor, low level WC, wash hand basin, double glazed opaque window overlooking the rear.

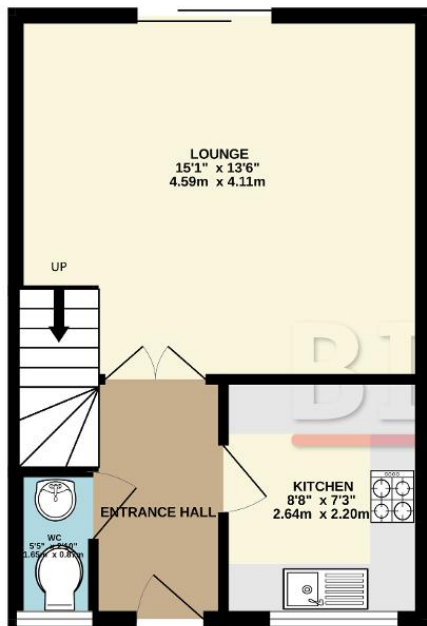
#### Exterior

**PARKING** - Off street parking to the front.

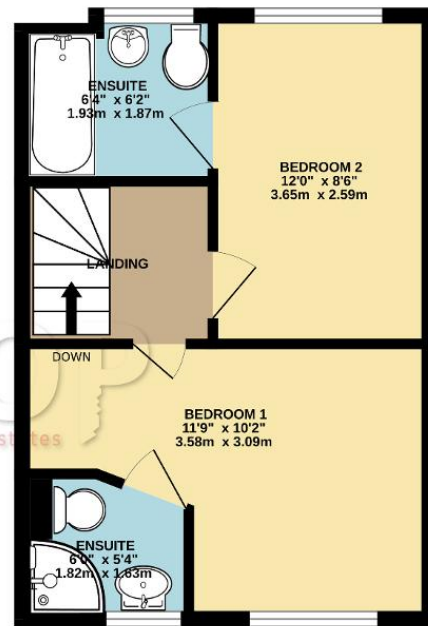
**REAR GARDEN** - Patio area, mainly laid to lawn.



GROUND FLOOR



1ST FLOOR



2 BED EN SUITE STAR LANE

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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

AML Disclaimer for Purchasers

- MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.
- While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the

property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE PURCHASERS. NEITHER BISHOP ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

#### Agents Note

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.