

3 Bedroom Semi-Detached House for Sale - £715,000

Grange Road, Orpington, Kent, BR6 8EA



KEY FEATURES

- POPULAR DARRICK WOOD CATCHMENT AREA • 3 BEDROOM SEMI DETACHED HOME OVER 106SQM •
- FITTED KITCHEN AND UTILITY ROOM • FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM • DOUBLE GLAZING AND GAS CENTRAL HEATING • LARGE SOUTH FACING REAR GARDEN AND PATIO • GARAGE & OFF STREET PARKING TO FRONT • NO FORWARD CHAIN • EPC RATING D • COUNCIL TAX BAND E

Description

Bishop Estates are pleased to offer to the market this large 3 bedroom semi-detached family home, located in the highly sought after Darrick Wood catchment, offered with vacant possession.

The property is offered to the market in good decorative order and on the ground floor features two sizable reception rooms, a fitted kitchen and utility room with the addition of a cloakroom. On the first floor there are three well proportioned bedrooms and family bathroom. To the rear garden is South facing and mainly laid to lawn, so perfect for sitting out or entertaining, further features include off road parking, a garage with the potential to extend (STPP). NO FORWARD CHAIN. In summary, properties in this location rarely come on to the market, so with this in mind your earliest viewing is highly advised. Please call Bishop Estates on 01689 873796.

Location

Just a few minutes walk from 2 highly sought after schools - Darrick Wood Junior School and Darrick Wood High School, and to Darrick Wood Sports Centre, with its sports halls and fitness studios, again a few minutes walk from Newstead and Darrick Woods which contain part of the London Loop walking trails and open fields for a nice peaceful stroll, public swimming pool next door and within a couple minutes walk to, a large beautifully maintained park with walking path, tennis courts, a cricket club and maintained outside gym equipment. 9 minute walk to large supermarkets, hairdressers, cafes, dry cleaners, newsagents, restaurants, doctor's surgery and hospital. 0.6 miles Orpington train station with 9 South East fast trains to Central London per hour (18 mins non stop to Charing Cross). 6 minute walk to bus stops with buses serving High Street, Orpington and Bromley, which have a large amount of shops, restaurants, supermarkets and of course the cinema

Ground Floor

ENTRANCE HALL - Large bright hallway with UPVC double glazed front door. radiator, laminate floor, smoke alarm.

LOUNGE - 13' 3" x 11' 8" (4.04m x 3.58m) Double glazed bay window to front, carpet, radiator.

DINING ROOM - 11' 1" x 12' 4" (3.38m x 3.78m) Carpet, double glazed patio doors, radiator

FITTED KITCHEN - 11' 3" x 6' 11" (3.45m x 2.11m) A matching range of wall and base units with work tops over, built in oven double oven, hob and extractor over, vinyl floor covering, double glazed window overlooking rear



garden, Stainless steel single drainer sink unit with mixer tap, dishwasher, smoke alarm

UTILITY ROOM - 9' 1" x 4' 9" (2.77m x 1.48m) Larder cupboard, lino floor, range of matching wall and floor units, Stainless steel sink under double glazed window overlooking the rear garden, double glazed door to side, radiator, fridge freezer, tumble dryer.

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

First Floor

LANDING - Carpet, loft access, double glazed window to side.

BEDROOM ONE - 15' 4" x 9' 11" (4.7m x 3.03m) Double glazed bay window to front, carpet, radiator.

BEDROOM TWO - 11' 2" x 12' 5" (3.41m x 3.8m) Double glazed window overlooking rear garden, radiator, carpet.

BEDROOM THREE - 7' 6" x 7' 0" (2.31m x 2.15m) Double glazed window to front, radiator, carpet

FAMILY BATHROOM - Panelled bath with mixer tap and shower attachment, low level wc, lino flooring, frosted double glazed window to rear, sink unit, towel rail.

Exterior

GARAGE - 9' 11" x 9' 0" (3.05m x 2.75m) With light and power, up and over door to front. Double glazed door to rear

PARKING - Off street parking to front.

REAR GARDEN - 121' 4" x 37' 11" (37m x 11.59m) Large patio area, access to garage, large lawn area. Garden shed







3 BED 1 BATH
TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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 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		84 B
69-80	C		
55-68	D	66 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.
 - 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.

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