

## 3 Bedroom Detached for Sale - Offers in Region of £615,000

Fieldside Close, Locksbottom, Orpington, Kent, BR6 7TT



### KEY FEATURES

- DETACHED HOUSE • THREE BEDROOMS • TWO RECEPTIONS • GARAGE PLUS OFF ROAD PARKING • BATHROOM + ENSUITE + CLOAKROOM • GAS FIRED CENTRAL HEATING • DOUBLE GLAZED • GREAT CATCHMENT AREA FOR SCHOOLS • NO FORWARD CHAIN • COUNCIL TAX BAND E

## Description

Bishop Estates are delighted to offer an opportunity to purchase a popular 1980's built three bedroom link detached house located less than half a mile from Darrick Wood schools, Locksbottom High Street, local parks and PRU Hospital. The property is situated on a quiet cul-de-sac where houses rarely come to the market, offers potential to extend to the rear STPP and does require modernisation in places which has been reflected in the asking price. The property features no chain and has a ground floor comprising of a lounge, dining room, kitchen and cloakroom. The upstairs accommodation includes three spacious bedrooms, one with en suite area and a family bathroom. There is a single garage and parking to front.

## Location

The property is located within walking distance local amenities such as restaurants, bars, tea shops, supermarkets, medical, health and beauty, bus routes to Bromley and Orpington town centres along with a local park with tennis courts, an outdoor gym and play area. School catchments include Darrick Wood primary and secondary along with St Olave's and Newstead Wood Grammar Schools. Orpington mainline station is closeby offering fast and frequent services into London.

## Ground Floor

**ENTRANCE HALL** - Glazed door to enclosed porch, laminate floor, radiator, cupboard under stairs, door to ground floor cloakroom.

**CLOAKROOM** - Avacado Low flush wc , wash hand basin, double glazed frosted window to front.

**LOUNGE** - 15' 7" x 13' 1" (4.75m x 4m) Double glazed door to garden, double glazed window to rear, laminate floor, 2 radiators.

**DINING ROOM** - 11' 3" x 8' 10" (3.43m x 2.7m) Double glazed window to front, laminate floor, serving hatch to kitchen, radiator.

## First Floor

**LANDING** - Double glazed window to side, carpet

**BEDROOM 1** - 12' 2" x 10' 2" (3.71m x 3.1m) Two double glazed windows to front, carpet, built in wardrobes with mirrored doors, 2 radiators, ensuite area with pedestal wash hand basin and shower cubicle.

**BEROOM 2** - 9' 6" x 8' 6" (2.92m x 2.6m) Double glazed window to rear, fitted wardrobe, radiator, carpet.



**BEDROOM 3 - 9' 11" x 6' 7" (3.04m x 2.03m)** Double glazed window to rear, wardrobe, carpet, radiator.

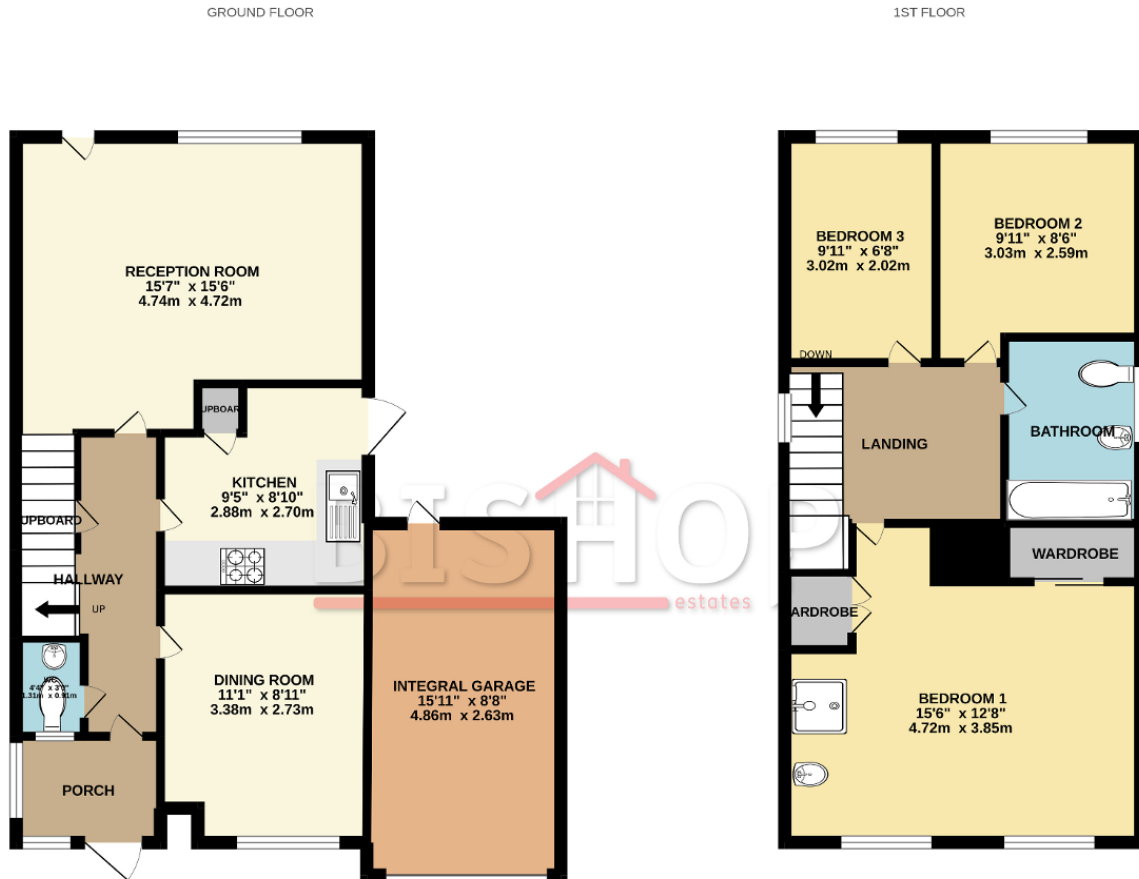
**FAMILY BATHROOM -** Avacado low flush wc, pedestal wash hand basin, panelled bath with shower attachment, double glazed frosted window to side, radiator.

### Exterior

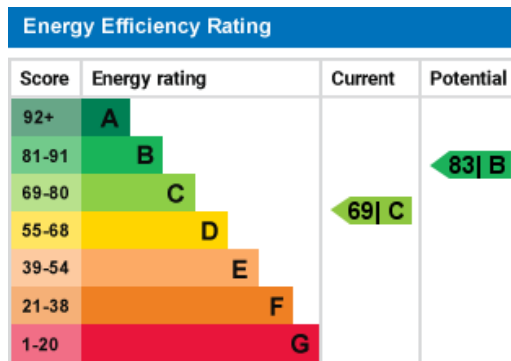
**REAR GARDEN -** Lawned to rear, patio, garden shed, outside tap.

**FRONT GARDEN -** Brick single garage with gas fired boiler for central heating, up and over door to front and rear, ample off road parking for several cars to front.





TOTAL FLOOR AREA: 1033sq.ft. (96.0 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 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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Additional Information

AML Disclaimer for Purchasers

1. 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.
2. 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.

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