

3 Bedroom Semi-Detached House for Sale - **£595,000**

Sandy Lane, Orpington, Kent, BR6 0DY



KEY FEATURES

- CORNER PLOT SEMI DETACHED HOUSE
- THREE BEDROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- TWO RECEPTION ROOMS
- GOOD CONDITION THROUGHOUT
- GOOD SIZE REAR GARDEN
- GARAGE AND OFF STREET PARKING
- SCOPE FOR FURTHER EXTENSION
- COUNCIL TAX BAND E

Description

Bishop Estates are pleased to offer for sale this three bedroomed semi-detached house situated on the Knoll Estate.

The property has great potential for further extension to the side and rear (subject to planning permission).

The property comprises of a family reception room leading to dining room with double glazed French doors leading to the rear garden, fitted kitchen, three bedrooms and family three piece bathroom suite. To the front of the property can be found a good size front garden with potential for further off street parking, the rear garden is mainly laid to lawn with access to rear, leading to the garage and further off street parking. Benefits include all day sun surrounding the property, two parks close by and within close proximity of Orpington High Street and the Nugent Shopping park. Council Tax Band E. Call Bishop Estates to arrange an early viewing on 01689 873796.

Location

The location is superb with Orpington station providing regular and fast services to Central London, The City and Victoria. Many of the area's finest schools are nearby including the highly regarded St Olaves Grammar school, Crofton Primary and Perry Hall school.

In our opinion this is an outstanding family home with a huge amount to offer and should be viewed at your earliest convenience.

Ground Floor

ENTRANCE HALL - 12' 5" x 6' 0" (3.79m x 1.83m) UPVC front door with double glazed windows either side, radiator, under stairs storage cupboard housing gas and electric meters, central heating thermostat, alarm control panel, tiled flooring.

RECEPTION ROOM - 11' 6" x 14' 8" (3.51m x 4.48m) Radiator, double glazed bay window to front, feature electric fire with mantle surround, laminate flooring archway to:-

DINING ROOM - 9' 11" x 9' 9" (3.04m x 2.98m) Double glazed French doors to rear garden and double glazed windows either side, laminate flooring, radiator, serving hatch to kitchen.

FITTED KITCHEN - 10' 1" x 7' 6" (3.08m x 2.3m) Cream gloss fitted kitchen with a range of matching wall and base units with work tops over, built in electric oven, gas hob and extractor over, tiled floor, space for fridge freezer, space and plumbing for washing machine, double glazed door to rear with double glazed windows either side, stainless steel



sink unit with mixer tap and drainer, tiled floor, part tiled walls.

First Floor

LANDING - 7' 11" x 5' 11" (2.42m x 1.82m) Cupboard with shelving, carpet, loft access, double glazed window to the side.

BEDROOM ONE - 13' 8" x 11' 6" (4.18m x 3.52m) Double glazed bay window to front, carpet, radiator, ample fitted wardrobes providing hanging and shelving and storage.

BEDROOM TWO - 11' 6" x 8' 11" (3.52m x 2.72m) Double glazed window to rear, carpet, radiator, spot lighting, wardrobe cupboard, laminate floor covering.

BEDROOM THREE - 9' 2" x 7' 1" (2.81m x 2.16m) Storage cupboard, carpet, radiator under double glazed window to front.

BATHROOM SUITE - 5' 8" x 4' 11" (1.74m x 1.5m) Bathroom comprising of panelled bath with thermostatically controlled shower over, fully tiled walls, lino floor covering, low level wc, pedestal wash hand basin with vanity cupboard below, wall mirror, two frosted double glazed windows to rear.



Exterior

FRONT GARDEN - Pathway to front door, access to the rear garden via side gate. Opportunity to create off street parking to the front of the property.

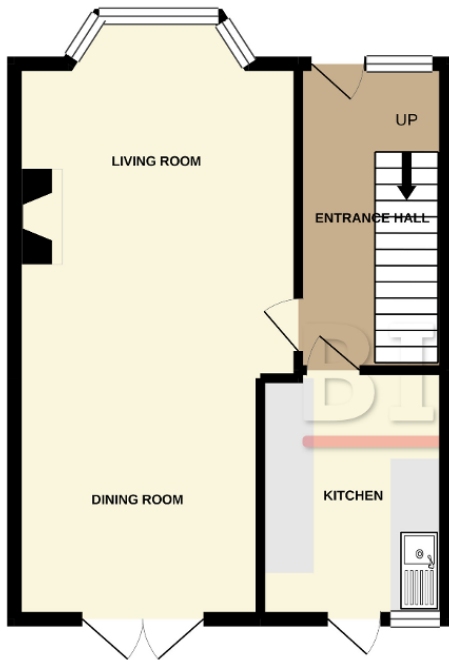
REAR GARDEN - Patio area, mainly laid to lawn, side access to front, outside tap, outside lighting, rear gate with access to off street parking, garden shed.

GARAGE - Garage to the rear with additional land to the side. Potential to create a large garage and storage facility. Further off street parking to the front of the garage.

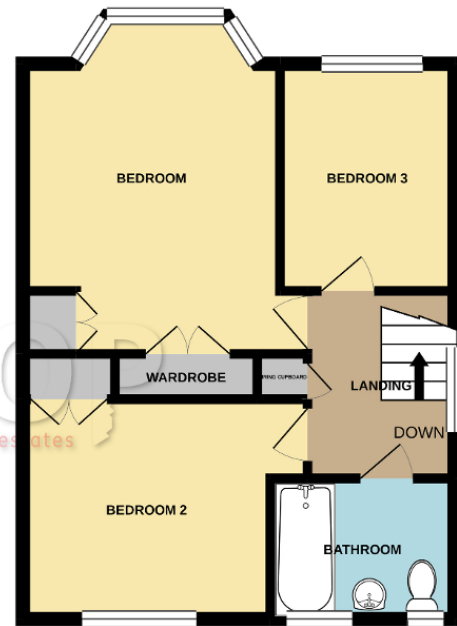




GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	54 E	
21-38	F		
1-20	G		

Additional Information

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** 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.
- 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.

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