

3 Bedroom End Terraced for Sale - £400,000

Anglesea Road, Orpington, Kent, BR5 4AW



KEY FEATURES

- THREE BEDROOM TERRACED PROPERTY
- ENSUITE TO MAIN BEDROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF STREET PARKING
- END OF TERRACE
- NO FORWARD CHAIN
- COUNCIL TAX BAND C

Description

Bishop Estates are delighted to offer this 3 bedroom modern, end of terrace property. The property benefits from double glazing, central heating with gas combi boiler, downstairs WC, fitted kitchen with built in appliance, open plan lounge/diner overlooking a generous garden. To the first floor there are three bedrooms, master with en-suite shower and a separate family bathroom. Carpets are laid through the property. There is no onward chain with this property.

Location

In terms of location, this property is conveniently close to bus services, as well as St Mary Cray Station (0.8 miles), Orpington Station (1.3 miles), and Petts Wood Station (1.7 miles). For your shopping needs, the nearby Nugent Retail Park offers a variety of well-known outlets including Marks and Spencer, Waterstones, Next, and Cotswold Outdoors. Additionally, Orpington High Street is home to a range of high-street shops, pubs, restaurants, and a large Tesco supermarket.

For leisure activities, the Walnuts Leisure Centre offers a six-lane, 33.3-metre indoor swimming pool, squash courts, and a gym with sauna and steam room. Fitness classes, badminton, basketball, and trampolining are also available at the sports hall.

Ground Floor

ENTRANCE HALL - Carpet, stairs to first floor.

GROUND FLOOR CLOAKROOM - Low level wc, lino flooring, double glazed frosted window to front, wash hand basin.

FITTED KITCHEN - 9' 6" x 7' 4" (2.9m x 2.26m) Fitted kitchen with a range of wall and base units with work tops over, built in electric oven and gas hob over, double glazed window to front, lino flooring, fridge freezer, sink unit with drainer and mixer tap, part tiled walls.

RECEPTION ROOM - 18' 11" x 15' 3" (5.77m x 4.65m) Double glazed door to rear, double glazed windows to rear, carpet, radiator.

First Floor

LANDING - Carpet

MASTER BEDROOM - 15' 3" x 12' 7" (4.65m x 3.84m) Two double glazed windows to rear, carpet, wardrobe, radiator.

EN SUITE BATHROOM - Shower cubicle, low level wc, wash hand basin, lino flooring, part tiled walls, frosted



double glazed window to side.

BEDROOM 2 - 9' 6" x 9' 3" (2.9m x 2.82m) Double glazed frosted window to front, radiator, carpet.

BEDROOM 3 - 9' 6" x 5' 6" (2.9m x 1.68m) Double glazed window to the front, carpet, radiator.

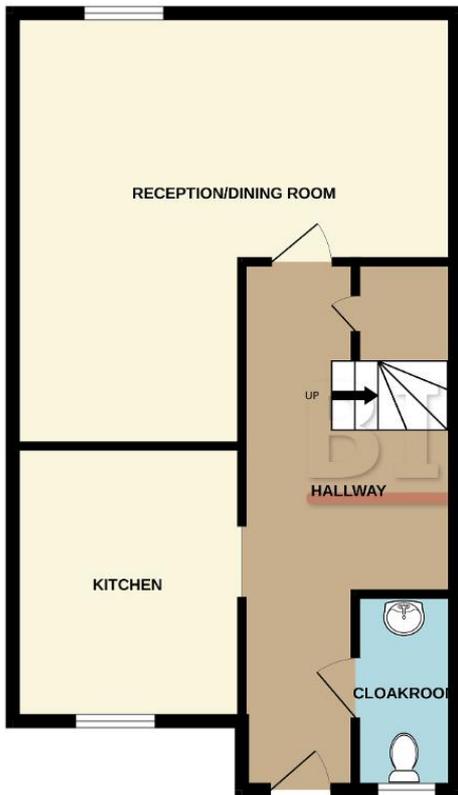
Exterior

REAR GARDEN - Patio area, mainly laid to lawn, garden shed.

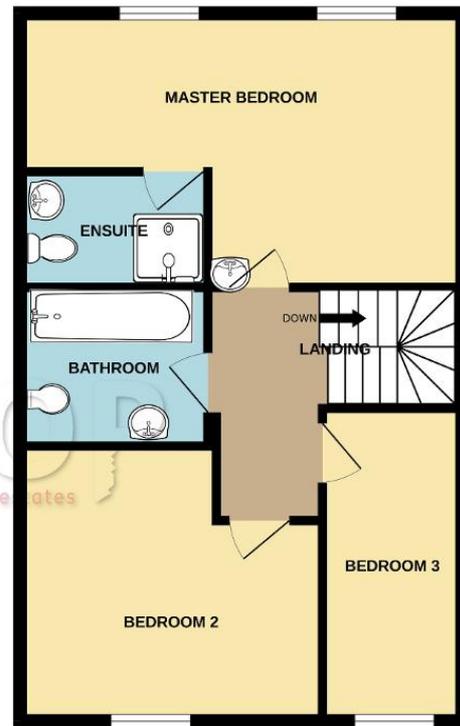
OFF STREET PARKING TO FRONT - Paved driveway providing off street parking.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

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.