

3 Bedroom Terraced House for Sale - £425,000

Beddington Road, Orpington, Kent, BR5 2TE



KEY FEATURES

- 3 BEDROOM TERRACED FAMILY HOME
- POPULAR ST PAULS WOOD HILL AREA
- FITTED KITCHEN LEADING TO BREAKFAST ROOM
- RECEPTION ROOM
- BONUS ROOM TO REAR
- UPSTAIRS FAMILY BATHROOM
- BONUS LOFT ROOM FOR STORAGE
- GOOD SIZE LOW MAINTENANCE REAR GARDEN
- COUNCIL TAX BAND D
- EPC RATING D

Description

Bishop Estates are pleased to offer this three bedroom terraced house located in the St Pauls Wood Hill area. The current owners have recently neutrally refreshed the property leaving an opportunity to personalise it with your own carpets/flooring to reflect your own taste.

The property comprises to the ground floor: reception room, breakfast room, fitted kitchen and rear bonus room. To the first floor are 3 bedrooms including master bedroom with fitted wardrobes, three piece bathroom suite and loft room with stairs leading up via bedroom 2.

To the rear is an easy to maintain garden with synthetic grass with additional storage units.

To appreciate what this home has to offer, please call Bishop Estates to arrange a viewing on 01689 873 796.

Location

Located just off the ever-popular St Paul's Wood Hill the property is ideally situated near several amenities. St Mary Cray station is approximately a 10-minute walk (0.5 miles) away, while Midfield Primary School, a highly-rated school, is about 0.6 miles from the property.

The Nugent Shopping Park, offering a variety of retail options, is roughly a 15-minute walk from the property. Additionally, the close proximity of Scadbury Park Nature Reserve provides abundant green space for outdoor activities.

Ground Floor

ENTRANCE HALL - Via UPVC front door, carpet, open to lounge.

LOUNGE - 13' 3" x 12' 6" (4.06m x 3.84m) Double glazed window to front, carpet, radiator, feature fireplace with electric fire, electric meter cupboard, ceiling light.

FITTED KITCHEN - 16' 4" x 8' 7" (4.99m x 2.63m) Fitted kitchen with a range of wall and base units with work tops over, opening to the rear conservatory room, wall mounted boiler, stainless steel sink unit with mixer tap and drainer, space for fridge freezer, space and plumbing for washing machine, wall mounted boiler, electric oven and gas hob, space and plumbing for dishwasher, tiled floor. Archway to breakfast area, breakfast bar. Tiled floor, storage cupboard with light, door way to:

LEAN TO ROOM - 14' 5" x 9' 4" (4.41m x 2.87m) Two double glazed windows to rear, UPVC door to rear garden, lino flooring.

FRONT GARDEN - Paved pathway, lawn area.



First Floor

BEDROOM ONE - 10' 5" x 10' 0" (3.18m x 3.06m) Carpet, double glazed window to front, double radiator, fitted wardrobes.

BEDROOM TWO - 11' 10" x 7' 8" (3.63m x 2.35m) Double glazed window to rear, carpet, fitted cupboards, door to loft room.

BEDROOM THREE - 8' 7" x 7' 11" (2.62m x 2.42m) Double glazed window to front, carpet, wardrobe cupboard.

FIRST FLOOR LANDING - Carpet, cupboard.



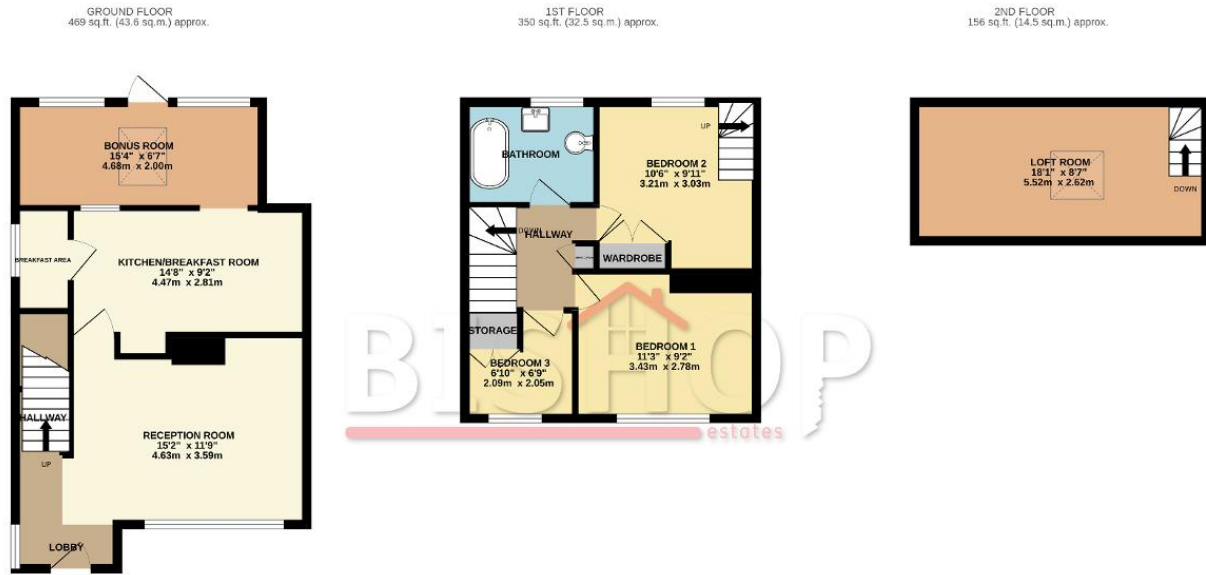
Second Floor

LOFT ROOM - 18' 6" x 8' 2" (5.66m x 2.51m) Stairs to loft room, Velux window, carpet.

Exterior

REAR GARDEN - Patio area, Synthetic lawn, flower bed.





TOTAL FLOOR AREA: 975 sq.ft. (90.6 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		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

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