

3 Bedroom Detached Bungalow for Sale - £699,950

Sandy Lane, Orpington, Kent, BR6 0DY



KEY FEATURES

- DETACHED CORNER PLOT BUNGALOW
- MASTER BEDROOM WITH FITTED WARDROBES
- TWO FURTHER BEDROOMS
- THREE PIECE BATHROOM SUITE
- GOOD SIZE FITTED KITCHEN
- SCOPE FOR EXTENSION (STPP)
- OUTSIDE STUDIO ROOM/OFFICE
- GARAGE STORAGE AREA
- NO FORWARD CHAIN
- COUNCIL TAX BAND E

Description

An opportunity to purchase this detached spacious corner plot bungalow. The property offers good size accommodation and has ample scope for further extensions (STPP).

The property currently comprises of 3 bedrooms, large reception room, good size fitted kitchen, shower room, garage for storage to front/rear part of the garage converted to a studio room/office space.

To the exterior are gardens surrounding the property and off street parking to the side.

To appreciate what this home has to offer, please contact Bishop Estates to arrange a 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 - 17' 0" x 3' 6" (5.2m x 1.07m) Via UPVC front door, laminate flooring, access to loft.

RECEPTION ROOM - 22' 0" x 11' 6" (6.71m x 3.51m) Double glazed window to side, fitted carpet, double glazed double French doors to side, further UPVC double glazed door, two radiators.

FITTED KITCHEN/BREAKFAST ROOM - 14' 9" x 9' 8" (4.5m x 2.97m) Fitted kitchen with a range of matching wall and base units with work tops over, stainless steel sink unit with drainer, tiled splashback, built in double oven with gas hob over and stainless steel extractor hood over, cupboard housing boiler, space and plumbing for washing machine and dishwasher, meter cupboard, double glazed window to side and double glazed door to side.

MASTER BEDROOM - 14' 0" x 11' 6" (4.27m x 3.51m) Double glazed bay window to front, double glazed window to side, radiator, ceiling rose, built in sliding wardrobe cupboards with storage, built in drawer unit, fitted carpet.

BEDROOM TWO - 10' 10" x 9' 11" (3.32m x 3.05m) Double glazed window to front, radiator, ceiling rose, laminate flooring.

BEDROOM THREE - 10' 9" x 10' 2" (3.28m x 3.12m) Double



glazed window to side, laminate floor, ceiling rose, radiator.

SHOWER ROOM - 10' 9" x 7' 1" (3.31m x 2.17m) Modern fitted shower room comprising of large shower cubicle with thermostatically controlled shower, wall mounted wash hand basin with mixer taps and vanity cupboard below, mirrored vanity cupboard, double glazed opaque window to side, fully tiled floor and walls, heated towel rail, spot lighting.

OFFICE/OUTDOOR STUDIO ROOM - 15' 1" x 8' 3" (4.6m x 2.54m) Previously part of the garage. Double glazed UPVC door to the side, double glazed window to rear, fitted carpet, power and lighting.



Exterior

GARDENS - The gardens surround the property and include a lawned front garden, further side garden leading to Pergola and the outside studio, further garden area to the side. Gate leading to the front and further gate to the side.

DETACHED GARAGE - 9' 6" x 7' 0" (2.9m x 2.14m) Small portion of the garage for storage with electric up and over door. Off street parking space for 1 car.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



DETACHED BUNGALOW

TOTAL FLOOR AREA: 775sq.ft. (72.0 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.
Made with Metropix ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 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.