

## 3 Bedroom End Terraced for Sale - £485,000

Haydens Close, Orpington, Kent, BR5 4JE



### KEY FEATURES

- THREE BEDROOM END OF TERRACE HOUSE
- GREAT CORNER PLOT
- FITTED KITCHEN WITH APPLIANCES
- BONUS UTILITY AREA
- DOUBLE GARAGE TO SIDE
- FAMILY BATHROOM
- TWO DOUBLE BEDROOMS AND ONE SINGLE
- FRONT AND REAR GARDENS
- ADDITIONAL LAND TO SIDE
- COUNCIL TAX BAND D



## Description

OFFERS INVITED. Situated on a corner plot is this three bedroom end of terrace house with ample scope for extension to the side and rear (STPP). The property comprises of lounge with archway through to the dining room, remodelled fitted kitchen and utility room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally can be found a good size front garden, off street parking leading to a double garage, additional garden to the side and a large rear garden with decked area.

To fully appreciate what this home has to offer call Bishop Estates on 01689 873796 to arrange a viewing.

## Location

The location provides easy access to the High Street, Priory Gardens and local bus links from Northfield Avenue.

Orpington Main Line Station is located 1.6 miles from the property and St Mary Cray Station 1.3 miles, with bus services to both from nearby Carlton Parade (0.5 miles) where you will also find a selection of shops.

For those with young children, St Philomena's Primary School and Harris Primary Academy are located 0.07 and 0.17 miles away respectively and Perry Hall Primary School is 0.73 miles (as the crow flies).

EPC Rating D (57)

Council Tax Band D (London Borough of Bromley)

## Ground Floor

**ENTRANCE PORCH - 5' 8" x 5' 9" (1.73m x 1.78m)** Enclosed entrance porch. Door to hall.

**ENTRANCE HALL - 5' 9" x 5' 8" (1.78m x 1.73m)** Laminate flooring, cupboard housing boiler, understairs storage cupboard, radiator.

**LOUNGE - 13' 1" x 11' 9" (4m x 3.6m)** Carpet, tiled fireplace with surround, covered radiator, double glazed main window with single glazed unit to top. Archway through to:

**DINING ROOM - 11' 0" x 11' 0" (3.37m x 3.36m)** Carpet, double glazed double opening doors to rear, radiator, carpet.

**FITTED KITCHEN - 10' 6" x 7' 3" (3.22m x 2.22m)** Fitted kitchen with a range of matching wall and base units and work tops over, integrated gas hob with electric oven under, extractor hood, laminate floor covering, heated towel rail, stainless steel sink unit with mixer tap and drainer, space for fridge freezer, single glazed window to rear. Door to:

**INNER LOBBY/UTILITY AREA - 15' 4" x 4' 6" (4.69m x**





1.38m) Range of wall cupboards, work surface area, space and plumbing for dishwasher, washing machine and tumble dryer, door to front and door to rear garden. Door leading to garage.

## First Floor

**FIRST FLOOR LANDING** - Carpet, access to loft, glazed window to side.

**BEDROOM ONE** - 11' 9" x 11' 8" (3.6m x 3.56m) Carpet, wardrobe cupboard, radiator, double glazed window with single glazed unit above.

**BEDROOM TWO** - 11' 7" x 10' 2" (3.55m x 3.12m) Radiator with cover, carpet, double glazed window to front with single glazed unit above, circular spot light track.

**BEDROOM THREE** - 8' 10" x 8' 9" (2.7m x 2.69m) Laminate flooring, double radiator, double glazed window to front, single glazed unit above.

**BATHROOM** - Panelled bath with electric shower over, cupboard housing immersion tank, pedestal wash hand basin, double glazed frosted window and single glazed unit over, heated towel, click board flooring, tiled walls, low level wc, extractor.

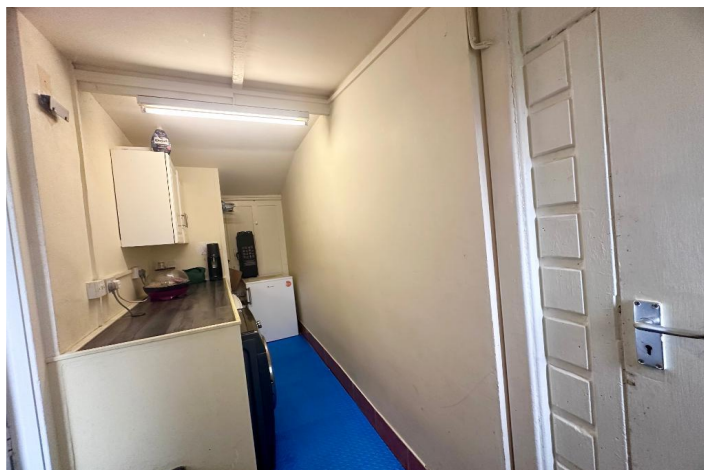
## Exterior

**FRONT GARDEN** - Lawned area, additional garden area to side.

**REAR GARDEN** - Patio area, garden shed, outside tap, 4m x 4m decked area, mainly laid to lawn, side access.

**GARAGE** - 18' 4" x 8' 9" (5.59m x 2.69m) Garage to side, double opening doors, power and lighting.

**OFF STREET PARKING** - Off street parking to the front.









TOTAL FLOOR AREA : 904sq.ft. (84.0 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		84   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

AML Disclaimer for Purchasers

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- 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.

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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