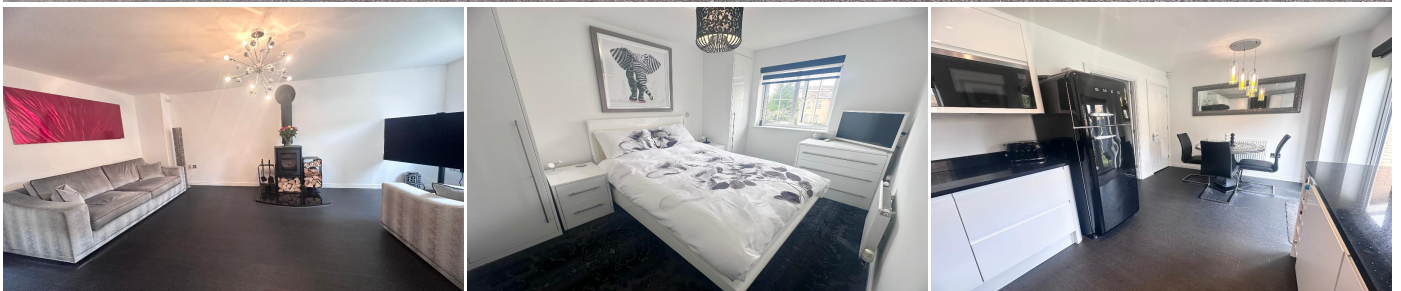


## 3 Bedroom Detached House for Sale - £585,000

Barkway Drive, Orpington, Kent, BR6 8PQ



### KEY FEATURES

- IMMACULATELY PRESENTED DETACHED HOUSE • EXCELLENT SCHOOL CATCHMENT AREA • LUXURY FITTED KITCHEN/DINING ROOM • GREAT SIZE RECEPTION ROOM • GROUND FLOOR CLOAKROOM • MASTER BEDROOM WITH EN-SUITE • TWO FURTHER BEDROOMS & FAMILY BATHROOM • DRIVEWAY FOR 2 CARS AND GARAGE • BEAUTIFUL LANDSCAPED GARDEN TO REAR • COUNCIL TAX BAND E

## Description

Bishop Estates are pleased to offer an opportunity to purchase this immaculate three bedroom detached house built in 2005 by Barrett Homes. The property is situated in a popular cul de sac location in the heart of Locksbottom. The property has benefited from a full programme of refurbishment to a very high standard by the current owner.

To the ground floor is a cloakroom, great size reception room with Amtico flooring and feature log burner, luxury fitted white hi-gloss kitchen with granite work surfaces and AEG appliances.

To the first floor is a master bedroom with a vast range of white hi-gloss fitted wardrobe cupboards and door to luxury en-suite shower room, two further bedrooms and three piece family bathroom.

Outside, to the front of the property is a driveway providing off street parking for two cars and access to the garage via an up and over door. To the rear is a private landscaped garden arranged on two levels.

Features include: Complex Pyronix alarm system, luxury floor coverings throughout, bespoke fitted kitchen with all appliances integrated and electric blinds to all rooms.

Please call Bishop Estates to arrange a viewing to fully appreciate what this home has to offer. Contact us on 01689 873 796

## Location

The location of the property is excellent being just 0.6 miles from Darrick Wood Primary and Secondary schools and 0.4 miles from the Princess Royal University Hospital. Also close by is Locksbottom Village with its array of restaurants, cafes, local shops and supermarkets plus bus routes providing an easy commute to Orpington and Bromley South stations.

## Ground Floor

**ENTRANCE HALL** - UPVC front door with glass inserts, Amtico flooring, radiator, door to cloakroom.

**GROUND FLOOR CLOAKROOM** - 4' 7" x 3' 1" (1.4m x 0.96m) Comprising of a low level wc, double glazed frosted window to side, sink unit with vanity cupboard under, radiator, part tiled walls, lino floor covering, remote control electric blind.

**RECEPTION ROOM** - 15' 5" x 15' 0" (4.72m x 4.59m) Two radiators, Amtico flooring, double glazed Georgian style



window to front, feature log burner with granite hearth, remote control window blind.

**FITTED KITCHEN/DINING ROOM - 15' 5" x 9' 6" (4.72m x 2.92m)** Luxury white gloss fitted kitchen with Granite work surfaces over, Built in AEG microwave, oven, hob and extractor hood, Amtico flooring, double radiator, double glazed window to rear with remote control electric blind, double glazed French doors to rear garden, sink unit with spray hose tap and drainer, integrated washing machine, integrated slimline dishwasher, cupboard understairs for storage.

## First Floor

**FIRST FLOOR LANDING** - Fitted carpet, double glazed window to side with remote controlled electric blind, access to loft via ladder.

**MASTER BEDROOM** - 10' 3" x 8' 9" (3.14m x 2.69m) Double glazed Georgian style window to the front with remote control electric blind, fitted carpet, radiator, two White hi-gloss double wardrobes to one side and further wardrobe cupboards either side of the bed. Door to en-suite shower room.

**EN SUITE SHOWER ROOM** - Full tiled double depth shower cubicle, heated towel rail, low level wc, wash hand basin with mixer tap inset vanity cupboard with drawer units, lino floor covering.

**BEDROOM TWO** - 10' 0" x 8' 9" (3.07m x 2.69m) Built in white hi-gloss wardrobe cupboards and drawer unit, fitted carpet, radiator, double glazed window to rear with remote control electric blind.

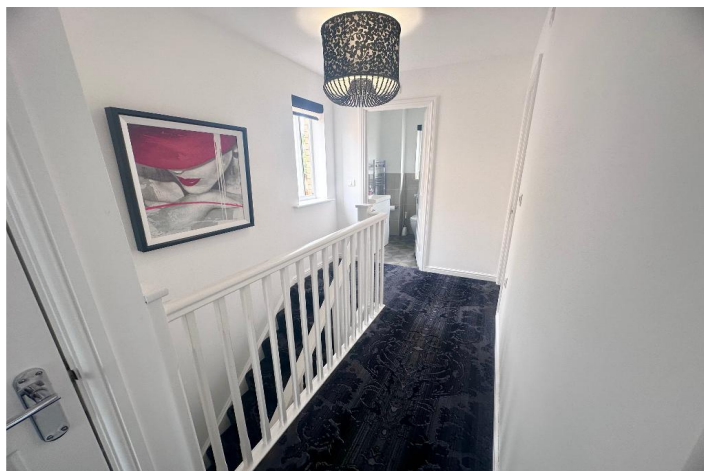
**BEDROOM THREE** - 6' 7" x 6' 0" (2.03m x 1.85m) Double glazed window to front with remote control electric blind, radiator, fitted carpet.

**MAIN BATHROOM** - White suite comprising of panelled bath with mixer tap and shower attachment, low level wc, part tiled walls, lino floor covering, sink unit with mixer tap and vanity cupboard below, double glazed frosted window to rear with remote control blind.

## Exterior

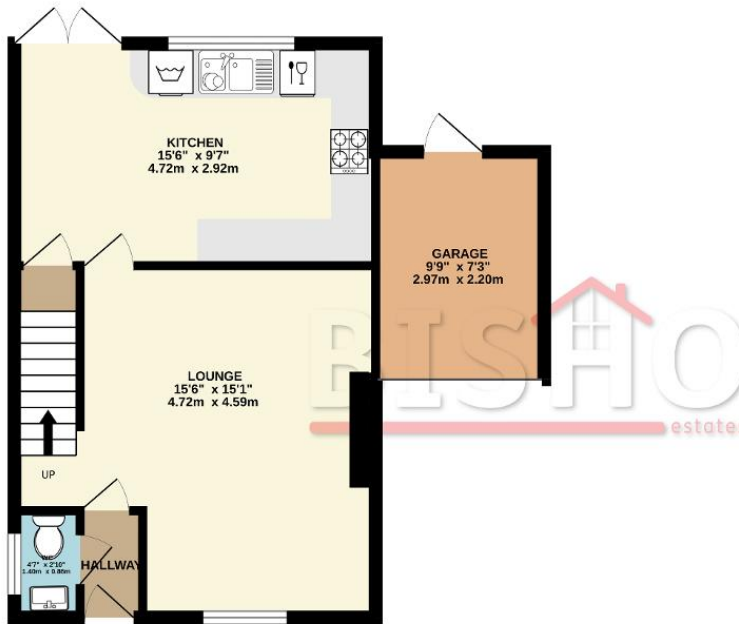
**REAR GARDEN** - With side access gate, UPVC door to the rear of the garage providing access, two level lawn area with steps to upper level, small patio area, outside tap.

**ATTACHED GARAGE TO SIDE** - 9' 8" x 7' 2" (2.97m x 2.2m) With up and over door, power and lighting, UPVC rear access door to the garden, off street parking to the front.

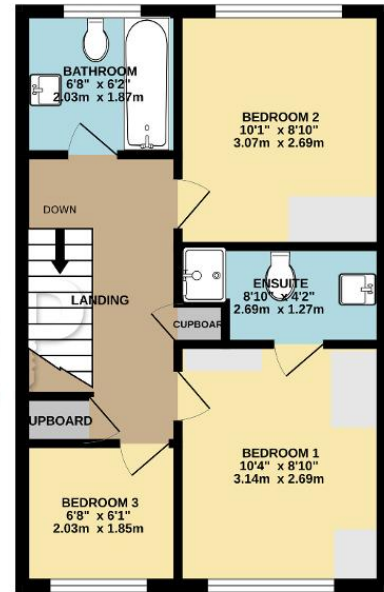




GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.3 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	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

AML Disclaimer for Purchasers

- 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.
- 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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