

3 Bedroom Terraced House for Sale - £455,000

Perry Hall Road, Orpington, Kent, BR6 0HT



KEY FEATURES

- SPACIOUS 3 BED TERRACE HOUSE
- LARGE RECEPTION ROOM
- MODERN FITTED KITCHEN WITH APPLIANCES
- LUXURY FAMILY BATHROOM SUITE
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM / STUDY
- OFF STREET PARKING FOR 1 / 2 CARS
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- CATCHMENT AREA FOR PERRY HALL SCHOOL
- COUNCIL TAX BAND C

Description

Bishop Estates are delighted to present this well presented, three-bedroom house in a highly sought after area in Orpington with off street parking for 1/2 cars.

Internally, there is a spacious entrance hall leading into the reception room which is an ideal space for family. Towards the rear is a luxury fitted kitchen with ample storage space and appliances. You can also access the well maintained rear garden via the lounge/dining area.

To the first floor there are three bedrooms, two of which are double bedrooms and a luxury three piece fully tiled bathroom completes the upstairs accommodation.

To the rear, you have a well-maintained garden with decked sun patio.

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

Location

Petts Wood, Orpington and St Mary Cray Train Stations are all within easy reach providing excellent services into Central London. (London Bridge from 14 minutes, Victoria from 30 minutes)

Some highly regarded schools are within proximity including St Olaves and Newstead Grammar Schools (both Outstanding by Ofsted) as well as Perry Hall Primary, Crofton Infants and Crofton Junior School (all Outstanding).

The popular Poverest Park can be found close by and is a large park with two full size football pitches, four tennis courts and a bowling green. There is also a small children's playground.

There is also a lovely duck pond, children's play area and café close by at Priory gardens.

Ground Floor

ENTRANCE HALL - Double glazed UPVC front door with decorative glass inserts, double glazed window to side, laminate wood flooring, understairs storage cupboard.

RECEPTION ROOM - 11' 6" x 10' 11" (3.51m x 3.33m) (Lounge area) Double glazed Georgian style window to front, feature fireplace, fitted carpet, open to dining room area, two radiators, double glazed french doors to garden.

RECEPTION ROOM - 11' 8" x 9' 7" (3.56m x 2.93m) (Dining area)



FITTED KITCHEN - 8' 0" x 8' 0" (2.44m x 2.44m) Modern fitted kitchen with a range of wall and base units with work tops over, sink unit with mixer tap and drainer, double glazed window to rear, laminate flooring, EEG gas hob, Electrolux electric oven and extractor fan, space for fridge freezer, space and plumbing for washing machine, wall mounted Vaillant boiler, double glazed window to rear, part tiled walls.

First Floor

LANDING - Carpet, access to loft.

MASTER BEDROOM - 11' 8" x 10' 2" (3.58m x 3.11m) Double glazed window to rear, carpet, radiator, ceiling light.

BEDROOM TWO - 10' 10" x 10' 2" (3.31m x 3.11m) Double glazed window to front, radiator, carpet.

BEDROOM THREE - 7' 6" x 7' 0" (2.29m x 2.14m) Double glazed window to front, laminate flooring, radiator.

BATHROOM - 7' 7" x 7' 0" (2.34m x 2.14m) Modern bathroom suite comprising of panelled bath with shower screen, central mixer tap, overhead shower, fully tiled walls, heated towel rail, double glazed frosted window to rear, lino floor covering, low level wc, pedestal wash hand basin with mixer tap and under storage cupboard.

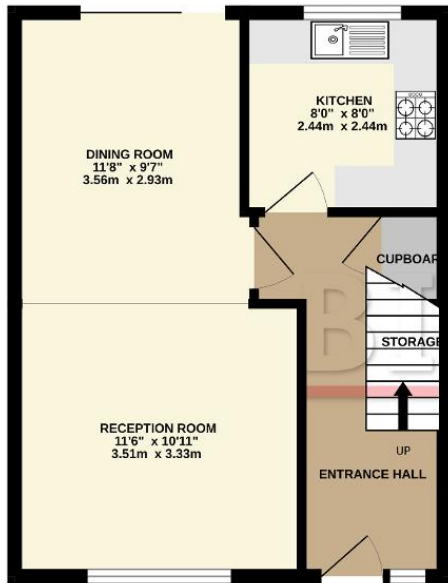
Exterior

REAR GARDEN - Decked area, mainly laid to lawn, paved pathway, garden shed, rear access gate.

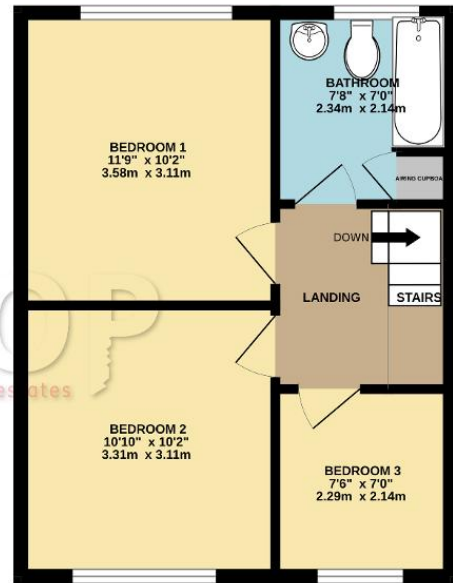
OFF STREET PARKING - Paved driveway providing off street parking for 1/2 cars.



GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

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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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