

3 Bedroom Semi-Detached House for Sale - £525,000

Repton Road, Chelsfield, Orpington, Kent, BR6 9JB



KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE • TWO RECEPTION ROOMS • GOOD SIZE KITCHEN •
- GARAGE TO THE REAR • GAS CENTRAL HEATING & DOUBLE GLAZING • REAR GARDEN OVER 38M (125FT) •
- SCOPE FOR EXTENSION (STPP) • CLOSE TO CHELSFIELD & ORPINGTON STATIONS • EPC RATING D •
- COUNCIL TAX BAND D

Description

Bishop Estates are pleased to offer this three bedroom semi detached house conveniently located to Chelsfield Station and offering scope for modernisation for a family to put their personal stamp on.

The property comprises of an entrance porch, two reception rooms and kitchen, to the ground floor, three bedrooms and a shower room to the first floor. To the exterior can be found a large rear garden (38m or 125ft) and garage accessed from the rear with off street parking to the front. Call Bishop Estates to arrange a viewing on 01689 873 796.

Location

The property is situated close to reputable primary schools including catchment area for Warren Road Primary School, with Newstead Wood Grammar School and St Olaves both locally positioned.

Orpington Train Station and Chelsfield Station offer fast and frequent services to a range of central London destinations including London Bridge from 16 minutes. The M25 motorway is located 3 miles away and is key to accessing the London suburbs and airports such as Gatwick (30 minute drive) and Heathrow (40 minute drive).

Ground Floor

ENTRANCE PORCH - UPVC enclosed entrance porch.

ENTRANCE HALL - Radiator, carpet.

LOUNGE - 13' 6" x 12' 2" (4.13m x 3.73m) Double glazed window to rear, carpet, radiator.

KITCHEN - 12' 4" x 10' 11" (3.78m x 3.34m) With a range of base units, two wall hung cupboards, double glazed window to front, lino floor covering, boiler, stainless steel sink unit with hot and cold tap and drainer, door to garden, larder cupboard, freestanding cooker, space and plumbing for washing machine.

DINING ROOM - 10' 2" x 9' 1" (3.11m x 2.8m) Double glazed window to rear, carpet, radiator.

First Floor

FIRST FLOOR LANDING - Double glazed window to side, carpet.

BEDROOM ONE - 12' 4" x 9' 10" (3.79m x 3.03m) Double glazed window to rear, carpet, radiator.

BEDROOM TWO - 11' 6" x 10' 6" (3.52m x 3.22m) Double glazed window to rear, carpet, radiator, range of wardrobe cupboards with hanging and shelving.



BEDROOM THREE - 9' 1" x 8' 5" (2.79m x 2.57m) Double glazed window to front, radiator, carpet, cupboard.

SHOWER ROOM - 6' 0" x 5' 9" (1.84m x 1.76m) Enclosed shower cubicle, pedestal wash hand basin,, lino floor covering, double glazed window to side, low level wc.

Exterior

FRONT DRIVEWAY - Low maintenance, crazy paving to the front affording off street parking for two cars

REAR GARDEN - Patio area, mature trees and shrubs, outside storage sheds, side access, access to garage. Garden length is over 38m (125ft)

GARAGE - Access to garage via service road to rear.



GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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		84 B
69-80	C		
55-68	D	59 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.

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