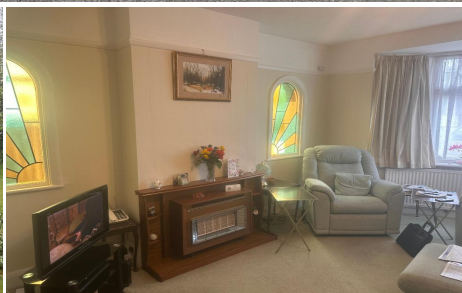


2 Bedroom Detached Bungalow for Sale - £650,000

Haileybury Road, Orpington, Kent, BR6 9EY



KEY FEATURES

- THREE/FOUR BEDROOM DETACHED BUNGALOW • DOUBLE GLAZED AND CENTRAL HEATING • CHAIN FREE • KITCHEN WITH MATCHING BASE & WALL UNITS • OFF STREET PARKING • GARAGE TO REAR • CATCHMENT FOR WARREN ROAD PRIMARY • CLOSE TO CHELSFIELD & ORPINGTON STATIONS • COUNCIL TAX BAND F • EPC RATING D

Description

A wonderful opportunity to purchase a detached bungalow in one of Orpington's sought after residential roads, not available for over 50 years complete with original wood flooring.

The property offers plenty of scope for family living and to either refurbish the existing layout or extend as so many others in the road have (STPP).

The property benefits from a chain free transaction and is worthy of your viewing.

Location

Haileybury Road is located within easy walking distance to Orpington High Street. 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 HALLWAY - 5' 5" x 25' 10" (1.67m x 7.89m)

Double glazed enclosed porch with matching front door. Fitted carpet. Picture rail. Radiators

FRONT RECEPTION - 12' 6" x 19' 9" (3.83m x 6.02m) Bright room with double glazed bay window to front with leaded lights above. Radiator under. Picture rail. Fitted carpet. Gas fire in wooden surround. 2 small leaded light windows to side. Centre ceiling rose with light fitting

KITCHEN - 14' 3" x 8' 0" (4.36m x 2.44m) Fitted wall and floor units with worktops over. Part tiled walls. Double glazed door and window to side. New World free standing electric cooker to remain. Serving hatch. Lino flooring. Florescent strip light.

DINING ROOM/BEDROOM 4 - 16' 4" x 13' 6" (4.99m x 4.13m) Brick fireplace with fitted gas fire. Picture rail. Fitted carpet. Double glazed window to side. Double glazed bay window and doors to garden.

BATHROOM - 10' 5" x 7' 4" (3.19m x 2.24m) Walk in shower unit. Fully tiled walls and floor. Low level w.c. Fitted basin with vanity unit under, mixer taps. Heated towel rail. Double glazed window to rear. Recessed spotlights

SEPERATE W.C. - 2' 7" x 4' 10" (0.81m x 1.49m) Low level w.c. Part tiled walls



BEDROOM 1 - 11' 1" x 19' 9" (3.4m x 6.02m) Double glazed bay window to front with leaded lights over. Radiator under. Fitted carpet.

BEDROOM 2 - 11' 0" x 11' 1" (3.38m x 3.4m) Double glazed window to side. Built in wardrobe. Fitted carpet. Radiator

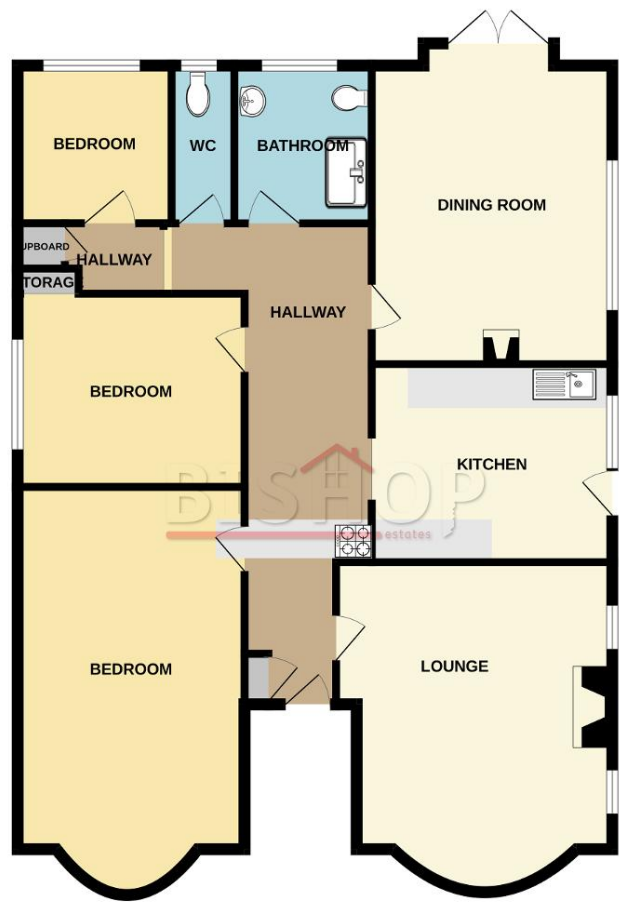
BEDROOM 3 - 7' 6" x 7' 5" (2.3m x 2.28m) Double glazed window overlooking rear garden with radiator under. Built in wardrobe. Picture rail. Fitted carpet. Access to loft.

REAR GARDEN - 78' 8" x 29' 6" (24m x 9m) Beautiful established well maintained rear garden. Mainly laid to lawn with well established trees and bushes. Glass and aluminium framed green house. Access via gate to side and garage.





GROUND FLOOR



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		83 B
69-80	C		
55-68	D	65 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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