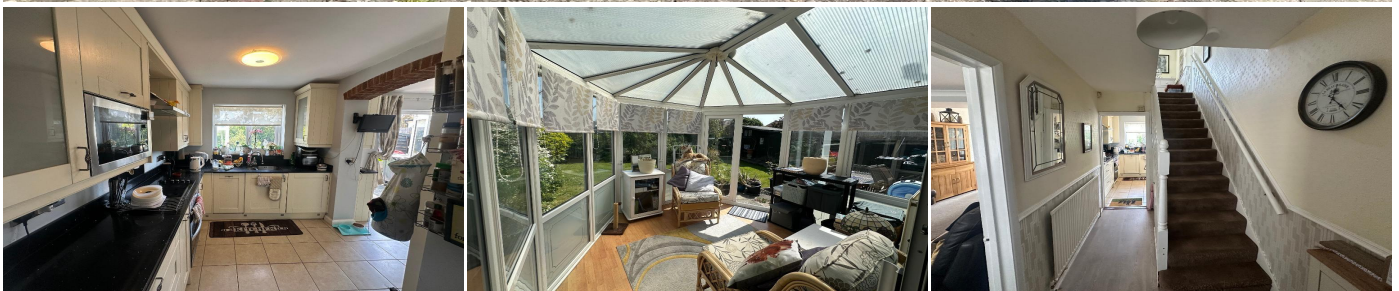


## 3 Bedroom Semi-Detached House for Sale - £515,000

De Lapre Close, Orpington, Kent, BR5 4HR



### KEY FEATURES

- THREE BEDROOM SEMI DETACHED FAMILY HOME • DUAL ASPECT LOUNGE/DINER • CONSERVATORY • KITCHEN & BREAKFAST ROOM • FAMILY BATHROOM AND BONUS CLOAKROOM • CHAIN FREE • SOUTH-WEST GARDEN • AMPLE OFF STREET PARKING & GARAGE • COUNCIL TAX BAND E • EPC RATING D



## Description

**\*\*GUIDE PRICE £515,000-£540,000\*\* \*\*CALL FOR IMMEDIATE VIEWING\*\***

This extended three bedroom family home, offers wonderful living space as well as offering you easy access to schools, bus routes as well as both Orpington High Street and main line train station. To the ground floor, the large thru-reception leading onto the Conservatory to the rear, also leads to the kitchen and extended breakfast room, which has integrated appliances, ample cupboard space and granite worktops. With an additional cloakroom to the first floor and a larger than average family bathroom extending over the breakfast room, the great layout offers space and flexibility for a growing family.

Externally, the property offers a private driveway with space for multiple vehicles. The rear garden provides a spacious lawn for entertaining.

## Location

De Lapre Close is a quiet, residential cul de sac of 12 properties. With access to London from the local stations (St. Mary Cray Station 1.3 miles, Orpington Station 1.5 miles and Chelsfield Station 1.7 miles) supported with plenty of local primary schools within 0.6 miles, it is the perfect location for those wishing for a quiet lifestyle. Local buses include 273, 353, 51, B14 and R4.

## Ground Floor

**ENTRANCE PORCH** - Clear glass double glazed door with windows to front with spacious storage area. Leading to main front door:

**ENTRANCE HALLWAY** - Original wooden entrance door. Stairs to first floor, radiator and flooring. Dado rail. Door to front reception to the left, door to understairs storage and entrance to kitchen.

**FRONT RECEPTION** - 21' 9" x 11' 8" (6.65m x 3.56m) Light and bright double reception with glazed bay windows to front and double glazed sliding patio doors leading to the Conservatory to the rear. Feature fireplace with electric fire inset. Wall lights. Two radiators. Fitted carpet

**CONSERVATORY** - 9' 8" x 9' 3" (2.95m x 2.84m) 3 bell Victorian Style conservatory with double glazed windows and French doors opening onto rear garden. Polycarbonate roof. Laminate flooring. Wall light.

**KITCHEN** - 9' 4" x 7' 8" (2.87m x 2.36m) Fitted with a matching range of light coloured wall and base units with black granite worksurfaces. Window overlooking rear garden, integrated oven, integrated microwave, electric





hob and extractor canopy. Inset 1.5 sink. Tiled floors

**BREAKFAST ROOM - 12' 4" x 8' 7" (3.78m x 2.64m)** Built as part of the extension in 2000, there is continuation of tiled floors. Further co-ordinated cabinetry with built in fridge freezer, Double glazed French doors leading to garden. Single door access to garage.

## First Floor

**FIRST FLOOR LANDING** - Double glazed window to rear and side. Access to loft, Fitted carpets. Doors to:

**FAMILY BATHROOM** - Spacious and built within the first floor extension (built in 2000). Tiled floors. Double glazed opaque window to rear. Opaque circular feature window to front with radiator under. White suite with panelled bath with half tiled way above, co-ordinating WC and pedestal sink with vanity unit under, fully tiled quadrant corner shower with electric shower and chrome sanitaryware. Extractor fan.

**MASTER BEDROOM** - 11' 7" x 10' 2" (3.55m x 3.1m) Double glazed window to rear with radiator under. Fitted carpets. Ceiling light.

**BEDROOM TWO** - 9' 6" x 9' 6" (2.9m x 2.9m) Double glazed window to front with radiator under. Fitted carpets. Ceiling light.

**BEDROOM THREE** - 8' 6" x 7' 3" (2.6m x 2.23m) Double glazed window to front with radiator under. Fitted carpets. Ceiling light.

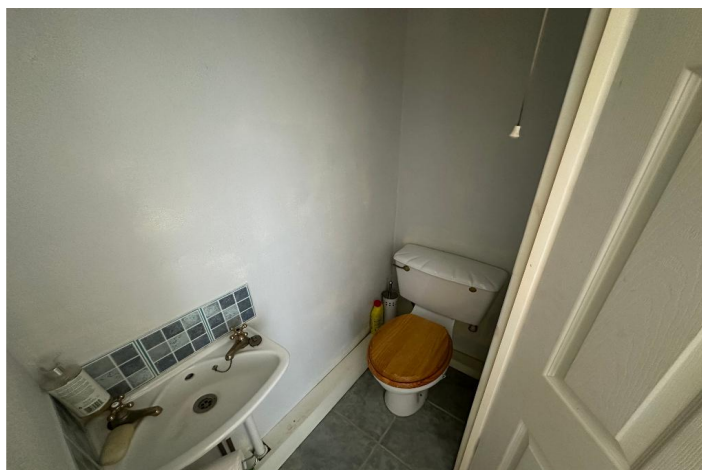
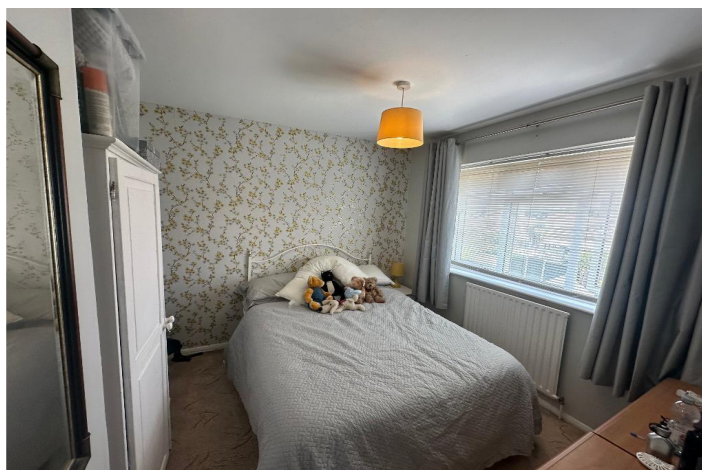
**W.C.** - White low level W.C and rectangular sink with tiled area to rear of sink. Tile effect flooring. Ceiling light

## Exterior

**FRONT DRIVEWAY** - Low maintenance front driveway with crazy paving for court. Parking for 3 vehicles and leading to garage

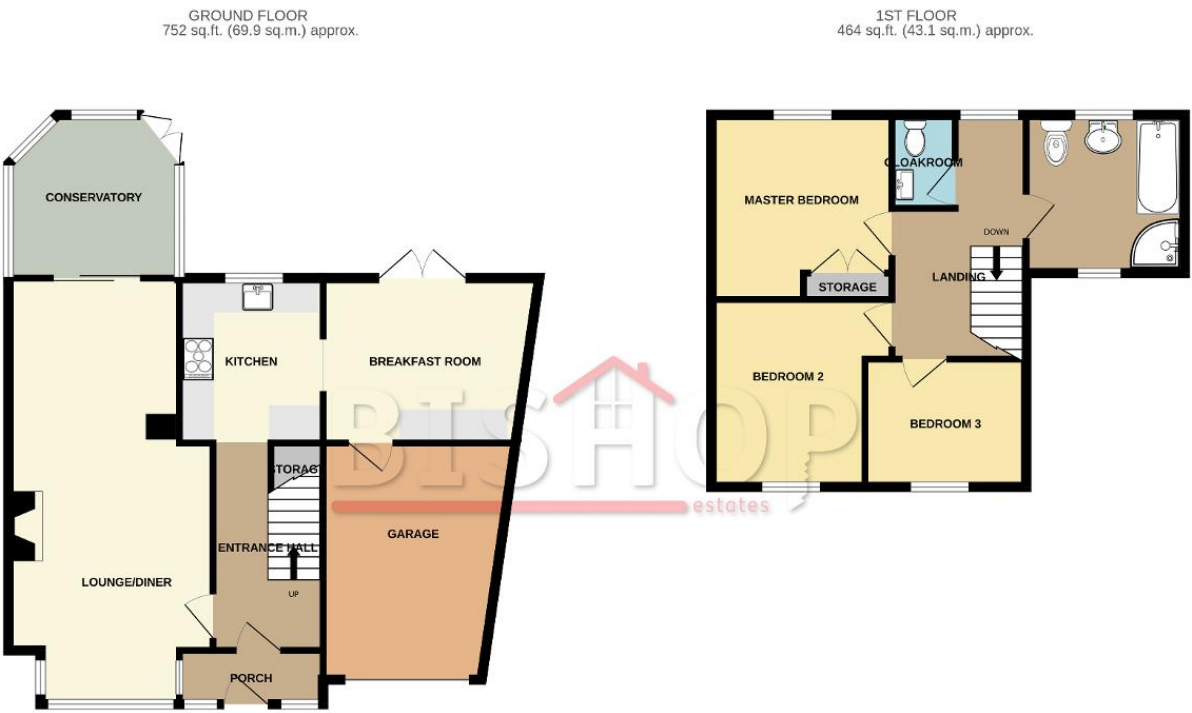
**GARAGE** - 13' 3" x 10' 2" (4.05m x 3.1m) Located to side of the property with up and over doorway. Power and lighting.

**REAR GARDEN** - 114' 9" x 95' 1" (35m x 29m) Deceptively spacious rear garden, mainly laid to lawn with crazy paved patio area. Wooden garden shed. Greenhouse









TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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  - 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.
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