

Orpington

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15 Berrylands, Orpington, Kent, BR6 9TF

£400,000

This deceptively spacious family home has undergone a comprehensive programme of up-dating and redecoration in the last couple of years, and viewing comes highly recommended in order to appreciate the consideration, time and money spent by the current Vendors in overhauling this house. Set back from the road, the property overlooks a small green, and is close to Goddington Park, as well bus routes, and schools. The very well presented accommodation includes a spacious hall, with useful cloakroom, a lounge overlooking the rear garden, and lovely contemporary style kitchen/diner, with built-in appliances. Upstairs, are the three bedrooms, together with refitted bathroom. There are gardens to front and rear, and there is also a garage-en-bloc located close by.

- Beautifully presented home
- Quietly located away from road
- 3 bedrooms (2 with wardrobes)
- Lounge with decorative fireplace
- Contemporary style kitchen/diner
- Useful downstairs cloakroom
- Refitted family bathroom
- Gardens & garage-en-bloc
- Near to schools & bus route
- Close to parkland

Porch

UPVc "Georgian" style door to front, and double glazed multi pane obscure window to side. Laminate flooring. Large storage cupboard. Downlighting. UPVc entrance door leading to:-

Hall

Laminate flooring. Staircase leading to the first floor landing, and with two deep storage cupboard beneath. Downlighting. Double panel radiator.

Cloakroom

Refitted with a white low level WC, and wall mounted wash hand basin with tiled splashback. Downlighting. Laminate flooring.

Lounge

15' 8" max x 12' 8" max (4.78m max x 3.86m max) With double glazed French door and windows overlooking the rear garden. Attractive tiled fireplace (blocked off), and with decorative mantel and surround. Display shelving to both recesses. Downlighting. One double panel radiator. One single panel radiator.

Kitchen/Dining Room

14' 1" max x 9' 6" max (4.29m max x 2.9m max) Most attractively refitted with a contemporary style range of wall, base and drawer units. Colour coordinated marble worktops, and partly tiled walls. Inset stainless steel single bowl, single drainer sink unit. Wall mounted gas fired central heating boiler. Downlighting. Single panel radiator. Laminate flooring. Integrated stainless steel four ring gas hob. Stainless steel and glass extractor hood above, and electric cooker beneath. additional integrated appliances to include: upright fridge/freezer, dishwasher, and washing machine.

First Floor Landing

Downlighting. Access to loft. Airing cupboard housing hot water cylinder. Additional deep storage cupboard with hanging space.

Bedroom 1

12' 4" max x 8' 9" max (3.76m max x 2.67m max) Double glazed window overlooking the rear garden, and with single panel radiator beneath. Downlighting. Fitted wardrobes along one wall.

Bedroom 2

13' 5" max x 6' 9" max (4.09m max x 2.06m max) Double glazed multi pane effect window to front overlooking a small green. Single panel radiator. Downlighting. Fitted wardrobes to one wall.

Bedroom 3

9' 7" max x 6' 8" max (2.92m max x 2.03m max) Double glazed window to rear, and with single panel radiator beneath. Downlighting.

Bathroom

Attractively refitted with a white contemporary style suite comprising:- panel bath with shower attachment, and separate MIRA AZORA shower unit over together with folding shower screen. Low level WC. Inset vanity wash hand basin within surround and with cabinets beneath. Downlighting. Ladder style radiator. Two double glazed multi pane effect obscure windows to front. Partly tiled walls. Extractor.

Front Garden

Small area of lawn. Garden store. The property overlooks a small green to the front.

Rear Garden

Approximately 35' 0" (Approximately 10.67m) With a terraced seating area immediately behind the house, then neatly laid to lawn with plant and shrub borders. Tree.

Garage-en-Bloc

16' 0" max x 10' 2" max (4.88m x 3.1m) Located close by (2nd garage in from this end).

Agent's Note:-

The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts.

Council Tax Band: "D"

EPC Rating: "C"

Total Square Metres: 81

Total Square Feet: 872

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Directions

From our offices adjacent to Tesco in Orpington, continue to the War Memorial. Take the second exit and proceed up Spur Road, and at the traffic lights turn left, then almost immediately right into Avalon Road. Berrylands is the third turning along on the right hand side.



