



Lucerne Road, Orpington, Kent, BR6 0EP

£925,000 Freehold



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Description

A chain free and deceptively spacious DETACHED house situated in this tree lined road within the highly regarded Knoll Area. Close to local amenities such as Schools including, St Olaves and Newstead Grammar schools as well as Perry Hall Primary. It is also within walking distance of both High Street and Orpington Station. Adaptable 4 bedroom property, including 3 double bedrooms, there is one double and one single bedroom along with bathroom on the first floor whilst downstairs has two further double bedrooms, 2 receptions rooms, another bathroom, cloakroom and a fitted kitchen. Leading off the kitchen is a covered passageway with toilet, plenty of storage and a utility room. Having been a family home since built in 1960, the property benefits from gas central heating, (the boiler we understand is serviced annually), double glazing, cavity wall insulation and there is further potential to extend (STPP) Outside there is a lovely secluded and beautifully stocked West facing garden with large patio, a large single garage and off street parking to front for up to 4 cars. This house in our opinion could be ideal for a 3 generation family and should be viewed internally to be fully appreciated.

Entrance

Upvc door to

Spacious Hallway

Picture rail, radiator, cloaks cupboard

Lounge

Double glazed window to front, feature fireplace with electric fire and surround, 2 radiators.

Dining Room

Double glazed patio doors to rear, radiator.

Family Bathroom

3 piece suite comprising panelled bath, mixer taps and shower attached, enclosed fully tiled shower cubicle with electric shower, wash hand basin in vanity unity, double glazed opaque window to side

Cloakroom

Low level WC, double glazed opaque window to front.

Bedroom

Double aspect with double glazed window to front and side, radiator.

Bedroom

Double glazed patio door to rear, radiator, 2 built in cupboards, radiator.

Kitchen

Range of matching wall and base units with double inset sink and drainer, water softener, tiled splashback, electric hob with extractor, double oven, built in storage cupboard and additional larder, plumbing for dishwasher, double glazed window to side.

Covered passageway

With door to front. Toilet, door to garage, cupboard with plumbing. In turn the passageway leads to an additional room/utility with large storage cupboard. Access to garden.

Half Landing

Double glazed opaque window to side.

Bedroom

Double glazed window to front, built in wardrobe, radiator.

Tel: 01689 821904

Bedroom

Double glazed window to rear, two large eves storage cupboard, one housing boiler, radiator.

Bathroom

White 3 piece suite, comprising panelled bath, mixer taps, low level WC, wash hand basin in vanity unit, eves storage cupboard.

Outside

Rear Garden

Lovely secluded garden which enjoys a Westerly aspect and is beautifully stocked with shed, outside lighting, hose tap and awning. Large patio.

Front Garden

Paved providing parking for up to 4 cars.

Garage

With electric roller, meters, power and light

Location

Lucerne Road is the third turning on the right off Knoll Rise which in turn is just off the High Street.

Agents note

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

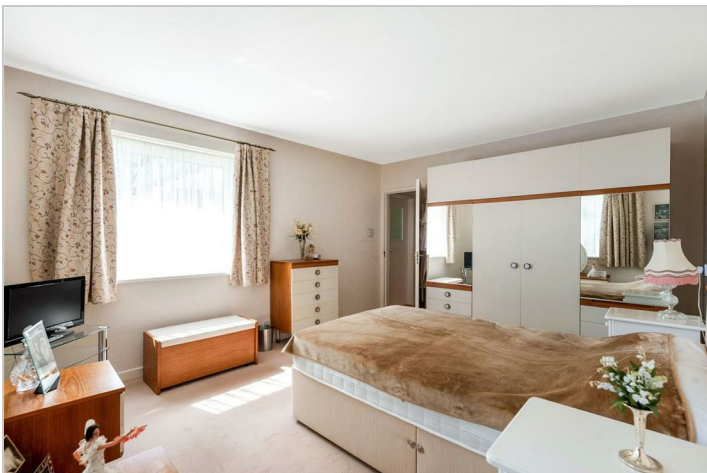
Council Tax Band: "G"

EPC Rating: "C"

Total Square Meters: Approx. 194 includes garage and excludes restricted head height.

Total Square Feet: Approx. 2094 includes garage and excludes restricted head height.

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



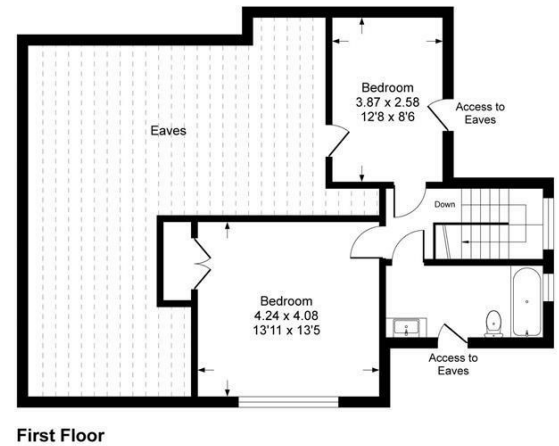
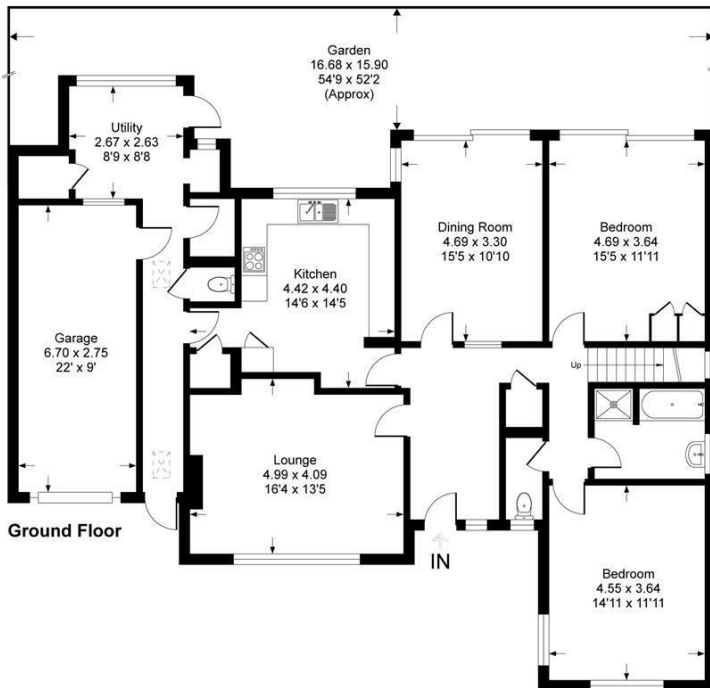


Floor Plan



Lucerne Road, BR6

pproximate Gross Internal Area = 176 sq m / 1896 sq ft
 Approximate Garage Internal Area = 18 sq m / 198 sq ft
 Approximate Total Internal Area = 194 sq m / 2094 sq ft
 (excludes restricted head height)

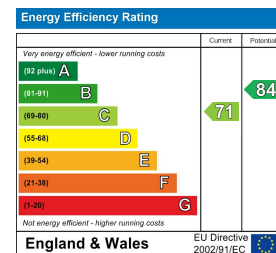


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Planpix

Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.