



Clarendon Green, Orpington, Kent, BR5 2NY

Price Guide £400,000 - £425,000

Freehold



GUIDE PRICE: £400,000 - £425,000. Situated in a cul de sac close to local amenities and public transport is this spacious 3 bedroom EOT house. Internally the accommodation comprises 3 bedrooms along with a bathroom on the first floor, whilst downstairs is a good sized lounge and kitchen/breakfast room and a downstairs toilet. The property benefits from gas central heating and double glazing. Outside is a private garden and a garage with private drive.



Entrance

Entrance Porch: Via frosted double glazed doors, laminated flooring, and hardwood door leading to:

Hall

Frosted double glazed window to front, coving, double radiator, dado rail, stairs ascending to landing, doors to:

Lounge 14'5" x 11'5" (4.39m x 3.48m)

Double glazed window to front, brick fire surround and hearth housing living gas coal flame fire, and laminated flooring.

Kitchen 17'7" x 9'7" (5.36m x 2.92m)

Double glazed window to rear, range of fitted wall and base units, corner display cabinets, glass display cabinets, 1 ½ enamel bowl sink, single drainer and mixer taps, insert gas hob, built in electric oven, extractor fan, roll edge worktops, and part carpet and lino flooring.

Inner Hall

Frosted window to rear, hardwood door to rear, under stairs storage, Cory tiled flooring.

WC

Wall mounted combination boiler, low level w/c, wash hand basin, single radiator, and carpet.

Landing

Double glazed window to rear, dado rail, loft access, built in storage cupboard, carpet, and doors to:

Bedroom 14'1" x 9'3" (4.29m x 2.82m)

Double glazed window to front, single radiator, and carpet.

Bedroom 12'0" x 11'7" (3.66m x 3.53m)

Double glazed window to front, double radiator, double wardrobe, and carpet.

Bedroom 9'2" x 8'0" (2.79m x 2.44m)

Double glazed window to rear, single radiator, built in double wardrobe, and carpet.

Bathroom

Frosted double glazed window to rear, three piece suite comprising of panel enclosed bath, wash pedestal hand basin, low level w/c, wall mounted electric shower, single radiator, localised tiling, and lino flooring.

Garden

Irregular in shape, fenced and walled boundaries, patio area, outside tap, single detached garage, laid to lawn and side access.

Detached garage

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: "D"

EPC Rating: "D"

Total Square Meters: Approx. 90

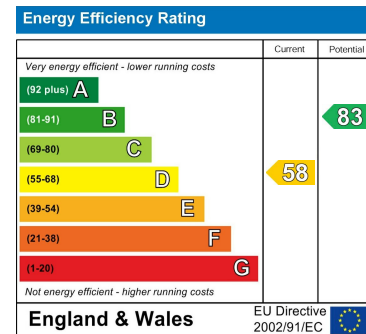
Total Square Feet: Approx. 968

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

Area Map



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.

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