



## Robinhood Green, Orpington, Kent, BR5 2AT

£325,000 Freehold



# Robinhood Green, Orpington, Kent, BR5 2AT

£325,000 Freehold



## Description

\*\* The property is believed to be of a type of concrete construction (poured concrete) we would recommend that you check with your particular mortgage lender or Financial Advisor that it is suitable for your specific lending criteria, as it is non standard construction \*\*

Overlooking a pleasant green to the front, situated in a crescent, this semi-detached home has been in the same family for the past 70 years. Now requiring up-dating, the particularly spacious accommodation on offer includes: a lounge with picture window overlooking the green, dining room, and kitchen, whilst to the first floor are three good sized bedrooms, bathroom and separate WC. We understand that double glazing, and a new gas fired boiler were both installed within the last couple of years, and the house offers terrific potential to improve and extend (subject to planning permission). There is parking to the front, and the (approx.) 73'0" rear garden is generously stocked with established plants, shrubs, hedges and trees. Situated within a popular residential area, St Mary Cray Station is accessible, as are local shops, schools and bus routes serving a number of destinations. Viewing is highly recommended.

## Covered Rear Verandah

Behind the Dining room, and overlooking the rear garden.

## Porch

UPVc entrance door to front. Door leading to:-

## Hallway

A spacious entrance hall. Double glazed obscure

window to side. Staircase leading to the first floor landing, and with cupboard under. Single panel radiator. Wall mounted gas heater. Picture rail.

## Lounge

Double glazed window overlooking the green to the front, and with single panel radiator beneath. Filled fireplace. Picture rail. Sliding doors leading to:-

## Dining Room

Double glazed window to rear, and with single panel radiator beneath. Picture rail. Door to:-

## Kitchen

Fitted with the original range of wall, base and drawer units. Stainless steel single bowl double drainer sink unit. Partly tiled walls. Wall mounted gas fired central heating boiler. Double glazed window overlooking the rear garden. Appliance space with plumbing for washing machine, and gas cooker point. Double glazed door to:-

## Covered Sideway

With door to front. Power and lighting. Water tap. Door to rear verandah. Door leading to the rear garden. Door leading to outside WC.

## First Floor Landing

Large double glazed obscure window on the half landing. Access to the loft. Built-in shelved cupboard.

## Bedroom 1

Double glazed window overlooking the green to the front, and with single panel radiator beneath. Tiled fireplace. Picture rail.

### Bedroom 2

Double glazed window with distant views to the rear, and with single panel radiator beneath. Two built-in cupboards.

### Bedroom 3

Double glazed window overlooking the green to the front, and with single panel radiator beneath. Built-in bulkhead cupboard over stairwell.

### Bathroom

With a white bath with shower unit over, and pedestal wash hand basin. Partly tiled walls. Double glazed obscure window to rear. Single panel radiator. Large shelved airing cupboard.

### Separate WC

White high level WC. Double glazed obscure window to side.

### Front Garden

Off road parking. Plant, shrub and hedge borders.

### Rear Garden

approximately 73'0" (approximately 22.25m)

With an abundance of established plants, shrubs,

hedges and trees. Timber garden shed at the rear boundary.

### 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: "D"

Total Square Meters: Approximately 104.7

Total Square Feet: Approximately 1127

Room Dimensions: As per floorplan

Like most of the 1950s local authority built houses in the immediate area, the property is believed to be of a type of concrete construction (poured concrete) that is mortgageable with many lenders – naturally we would recommend that you check with your particular mortgage lender or Financial Advisor that it is suitable for your specific lending criteria.

This floorplan is an illustration purely to show the layout of the accommodation. It is not to scale. Approximate measurements are available on the sales particulars. Any queries should be directed to the agent.





## Floor Plan

### Robinhood Green, BR5

Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft

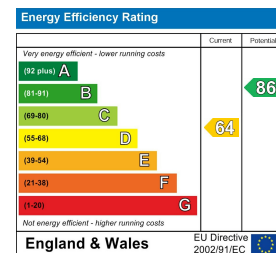


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planpix

## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto: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.