



Shepherds Close, Orpington, , BR6 9UB

Price Guide £775,000 - £800,000
Freehold



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Description

Guide Price £775,000 to £800,000. In a small cul de sac within the highly regarded St Joseph's development, close to a number of schools that include Warren Road, both Newstead and St Olaves Grammar schools and several others. Extended the accommodation is spacious, tastefully decorated and also adaptable, with potential to create a ground floor annexe, student or guest quarters. Upstairs are 4 bedrooms and a family bathroom, whilst downstairs the garage has been converted to provide a lovely vaulted, reception, and shower room. There are two additional reception rooms, (lounge with feature fire place and bi-folding doors which both overlook the rear garden and a double aspect modern kitchen with built in appliances. Backing onto playing fields there is a private a garden to rear and off street parking to front. Internal viewing recommended.

Entrance

Engineered front front with sidelight.

Hall

Radiator, stairs to first floor.

Shower Room

Fully tiled shower, combined toilet wash hand basin, radiator.

Gym/Reception

Vaulted ceiling, laminate floor, double glazed window to front, skylight, radiator.

Reception

Bi-folding doors to rear, laminate floor, attractive log effect electric fire, spotlights, air conditioning.

Dining Room

Two double glazed windows to rear, laminate flooring.

Kitchen

Range of matching wall and base units with 1 1/2 sink and drainer, mixer tap, concealed lighting, built in oven, hob and extractor fan, built in dishwasher, built in washing machine, two double glazed windows to rear, double glazed door to rear, pantry.

Landing

Double glazed window to front, cupboard housing boiler, storage cupboard, access to loft via retractable ladder, radiator.

Bedroom

Double aspect , radiator.

Bedroom

Two double glazed windows to rear, air conditioning unit, built in wardrobes, radiator.

Bedroom

Double glazed window to rear, radiator, range of fitted wardrobes.

Bedroom

Double glazed window to front, radiator.

Shower Room

Walk in shower, low level toilet, wash hand basin, tiled floor, double glazed opaque window to front.

Outside

Laid to lawn with floral borders, summerhouse, side access, patio.

Off Street parking to front with private drive

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: "E"

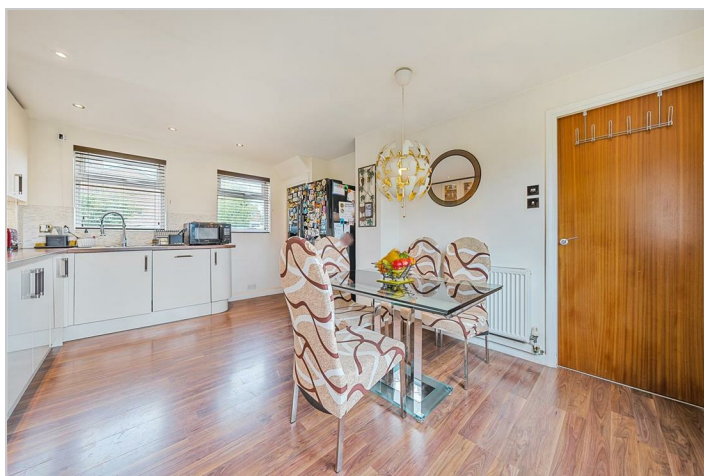
EPC Rating: C

Total Square Meters: Approx. 142.9

Total Square Feet: Approx. 1539

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

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





Floor Plan

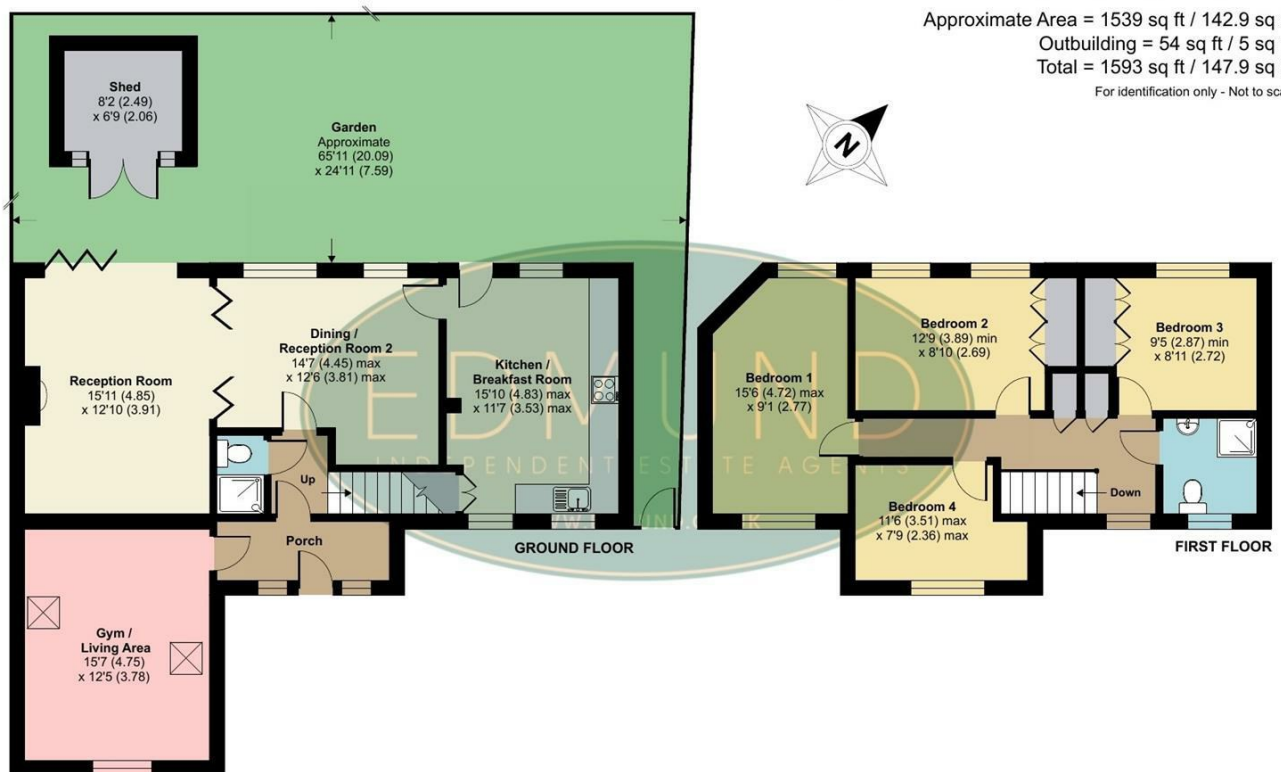
Shepherds Close, Orpington, BR6

Approximate Area = 1539 sq ft / 142.9 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1593 sq ft / 147.9 sq m

For identification only - Not to scale

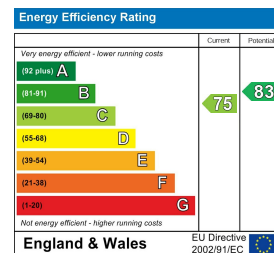


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Edmund Estate Agents. REF: 1183362

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



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