



Saltwood Close, Orpington, Kent, BR6 9BU

£375,000 Freehold



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Description

Situated close to local shops, schools (including St Olaves)' bus routes and both countryside and motorway links, is this 3 bedroom terraced house, which is being sold for the first time since it was built. It offers good sized accommodation, with 3 first floor bedrooms (all with wardrobes) and a lovely re-fitted shower room with double walk in shower, whilst downstairs there is a cloakroom, fitted kitchen/diner and a well appointed lounge which provides access out to the pretty garden which enjoys a south westerly aspect. Benefits include gas central heating and double glazing it is also offered with the added advantage of NO CHAIN

Entrance

Small hallway

Cloakroom

Low level toilet, radiator, double glazed opaque window

Kitchen/Dining room

Range of matching wall and base units with stainless steel sink and drainer, mixer tap, tiled splash back, concealed lighting, under stairs cupboard, plumbing for washing machine, breakfast bar, double glazed window to front
Dining area- Radiator, under stairs cupboard, stairs to first floor

Lounge

Double glazed patio door to rear, radiator.

First floor landing

Access to loft, cupboard housing boiler and cylinder.

Bedroom

Double glazed window to front, radiator, fitted wardrobe.

Bedroom

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom

Double glazed window to rear, radiator, fitted wardrobe.

Re-fitted Shower room

Walk in fully tiled shower cubicle, combined wash hand basin, toilet, heated towel rail, double glazed opaque window to front, vinyl floor..

Outside

Pretty rear garden slightly larger than average with two patio areas, laid to lawn with shed.

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"

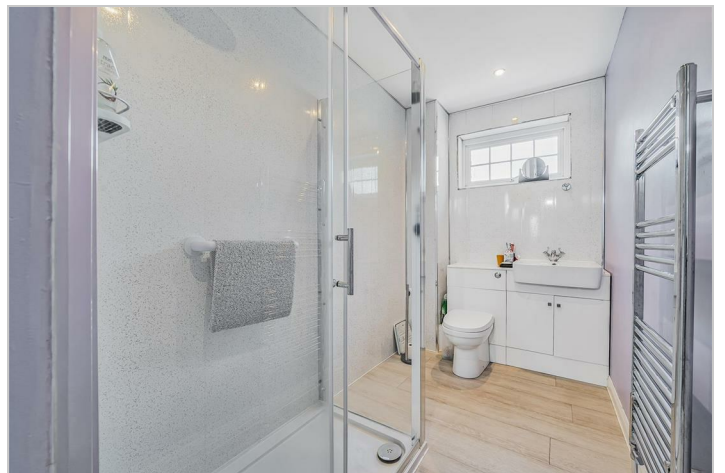
Total Square Meters: Approx. 88.5

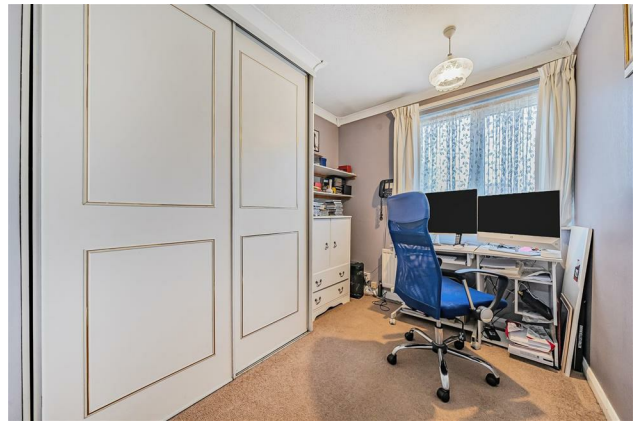
Total Square Feet: Approx. 953

Room Dimensions: As per floorplan

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



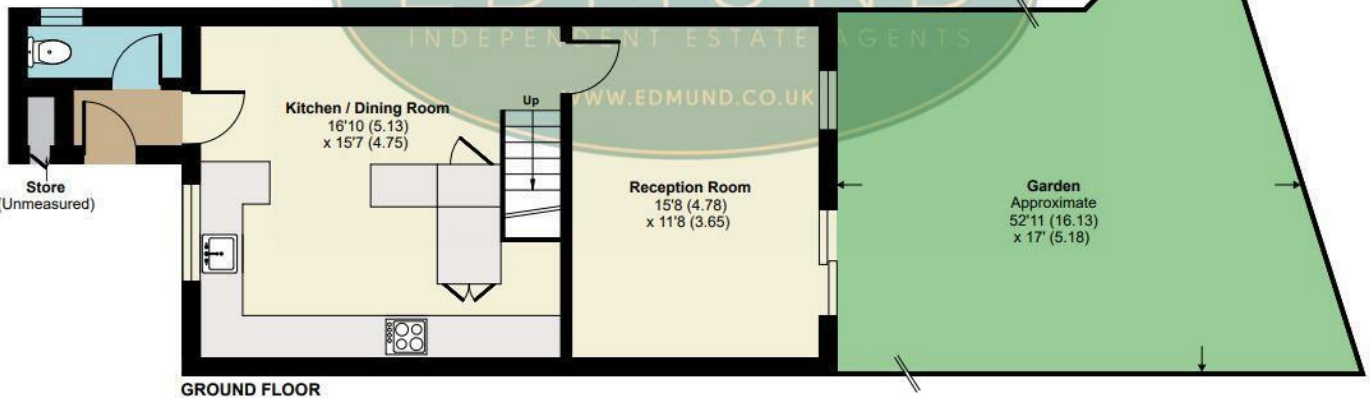
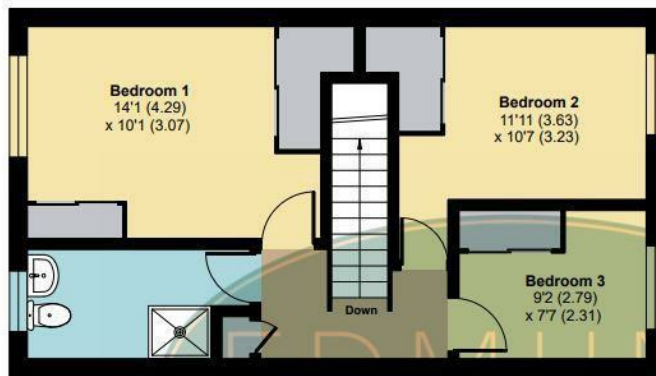


Floor Plan

Saltwood Close, Orpington, BR6

Approximate Area = 953 sq ft / 88.5 sq m (excludes store)

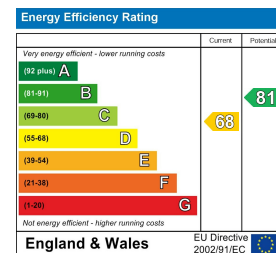
For identification only - Not to scale



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.