



13 Cowden Road

, Orpington, BR6 0TP

Price Guide £435,000





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## Description

Price Guide £435,000 TO £450,000 CHAIN FREE. Within walking distance of the much sought after Perry Hall primary school, this three bedroom family home really must be viewed to be fully appreciated. Set back from the road along a pathway, the property is very well presented and offers particularly spacious accommodation. The lounge has sliding patio doors which open directly onto the rear garden, and there is also a modern kitchen/diner, and cloakroom on the ground floor. Upstairs are the three good sized bedrooms, together with white family bathroom suite. Poverest Recreation Park, and local allotments, bus routes and local shops are all close by. The property is accessible to both Orpington and Petts Wood railway stations with a good service to London, and Orpington High Street with it's selection of shops, cafes, restaurants and leisure facilities - including the Odeon cinema complex - Walnuts Sports Centre, and Priory Gardens - is also conveniently placed.

## Hallway

UPVC entrance door, and adjacent full height double glazed window to the side. Slate effect flooring.

## Cloakroom

Fitted with a modern white suite comprising:- low level WC; and wall mounted wash hand basin. Partly tiled walls. Double glazed frosted window to the side. Slate effect flooring.

## Lounge

15'11" x 12'4" max (4.85m x 3.76m max)  
Attractive laminate flooring. Double glazed sliding patio doors leading onto the rear garden. Single panel radiator. door to:-

## Kitchen / Diner

15'11" x 10'9" max (4.85m x 3.28m max)

Fitted with a range of contemporary style wall base and drawer units with under cabinet lighting. Woodblock effect work surfaces together with colour coordinated single bowl single drainer inset sink unit, and with "Swan neck" mixer tap over. Integrated four burner gas hob with stainless steel extractor canopy over with fan, and with electric oven beneath. Space and plumbing for washing machine, and dishwasher. Partly tiled walls. Double glazed window to the front. Staircase leading to the first floor landing, and with cupboard beneath. Adjacent shelved built-in pantry cupboard. Fitted shelving and recess for fridge/freezer. Adjacent cupboard housing wall mounted gas fired combination boiler for hot water and central heating. Slate effect flooring.

## First Floor Landing

Access to the boarded loft area. Shelved storage cupboard (original airing cupboard).

## Bedroom 1

14'2" x 8'11" max (4.32m x 2.72m max)

Double glazed window to the rear overlooking the garden, and with single panel radiator beneath. Built-in double doored wardrobe.

## Bedroom 2

12'6" x 9'0" max (3.81m x 2.74m max)

Double glazed window to the front. Single panel radiator.

## Bedroom 3

9'7" x 6'9" max (2.92m x 2.06m max)

Double glazed window to the rear overlooking the garden. Single panel radiator.

## Family Bathroom

Fitted with a white modern suite comprising:- panel bath with hand held shower attachment, plus separate shower unit over bath with large "rain drop" shower head; pedestal wash hand basin; and low level WC. Fully tiled walls. Vinyl flooring. Ladder style radiator. Double glazed frosted window to the front.

## To Front

With hedge screening, set away from the road via a pathway. Graveled area for ease of maintenance. Outside storage cupboard.

## To Rear

Laid out for ease of maintenance with artificial lawn, plus terraced seating area. Timber garden shed. Gated pedestrian side access.

## 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"

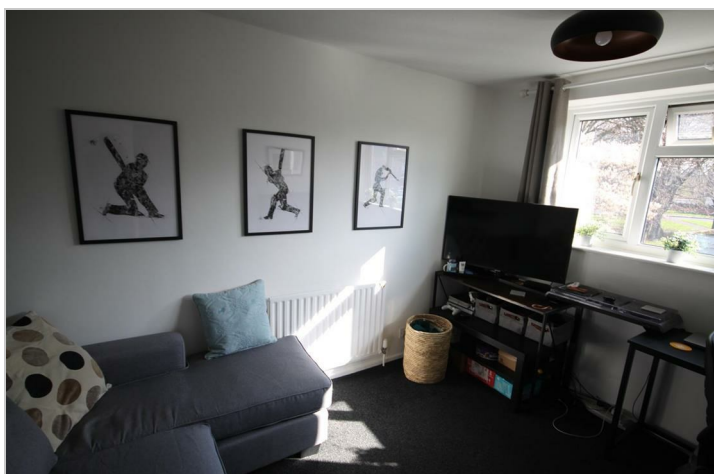
EPC Rating: "C"

Total Square Meters: Approx. 77.8

Total Square Feet: Approx. 838

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](mailto:orpington@edmund.co.uk)



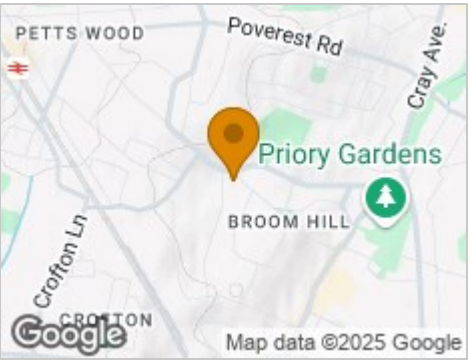
Road Map



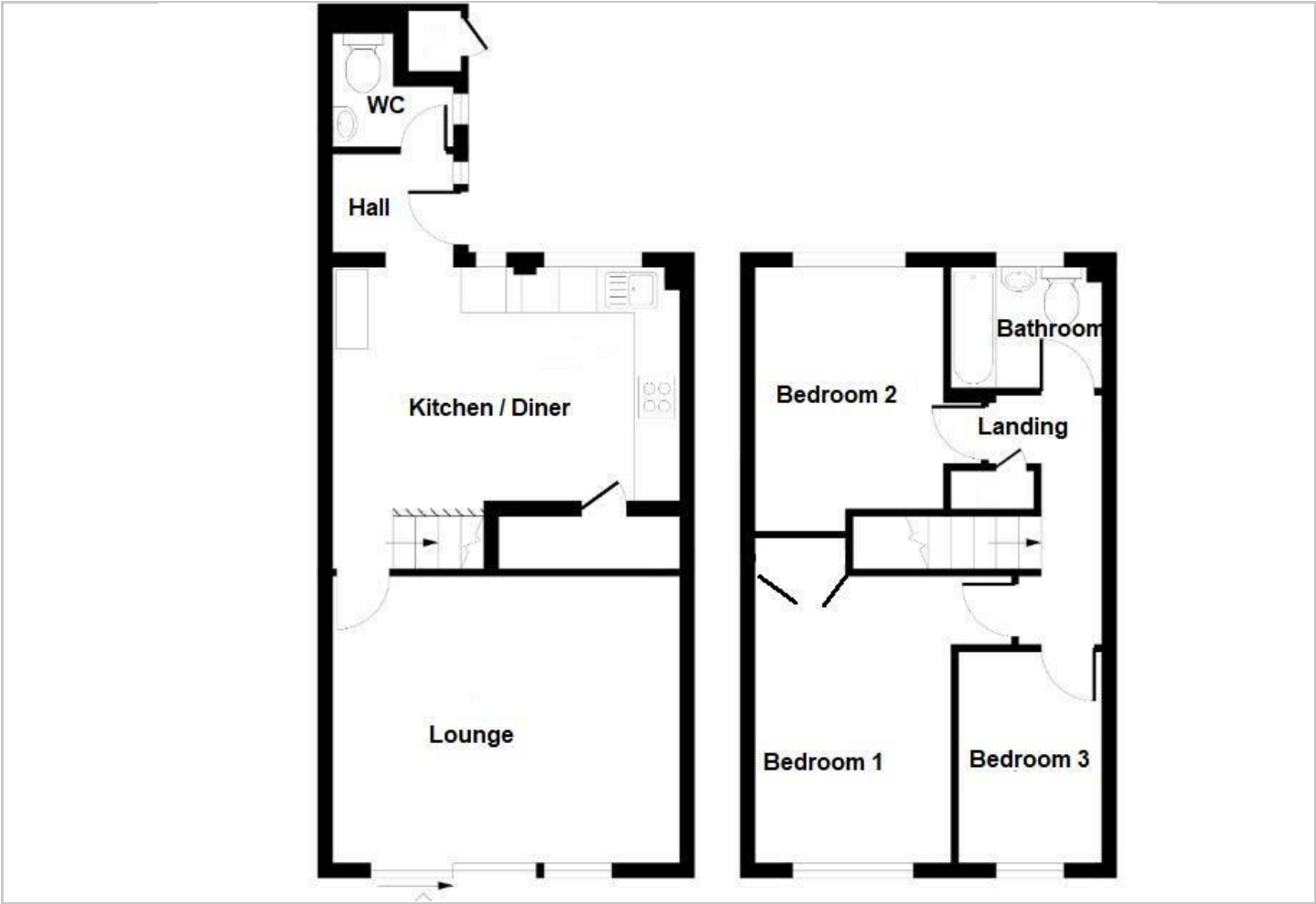
Hybrid Map



Terrain Map



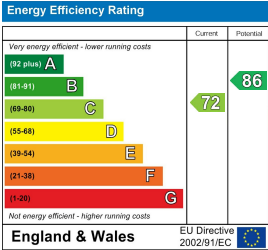
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.