

FREEHOLD



House - Semi-Detached (EPC Rating: C)

35 AUSTIN ROAD, ORPINGTON, BR5 2BT

Guide price

£525,000

Westwood
PROPERTY SERVICES



3 Bedroom House - Semi-Detached located in Orpington

****GUIDE PRICE £525,000 - £550,000**** Ideally located for many amenities and popular schools, we are pleased to offer for sale this well appointed three bedroom semi-detached home which has been recently refurbished and extremely well maintained by the current owners. The accommodation on offer comprises entrance porch and hall, living room with feature wall panelling, modern fitted kitchen which is open to the dining room and large conservatory, ground floor WC/utility, three good size first floor bedrooms and a larger than average three piece bathroom suite. Externally there is a good size rear garden that extends to approximately 68ft with a decking area and side access. Additional points of particular note include double glazing, gas central heating, NO FORWARD CHAIN and driveway to front for parking. With Poverest Park, Perry Hall Primary Schools and St. Mary's Cray Train Station on your door step an internal viewing comes highly recommended.

Entrance Porch

Double glazed front door, double glazed window and storage.

Entrance Hall

Living Room

12'10 x 12'10

Double glazed window to front, coved ceiling, fitted storage, electric fire with surround, feature wall with wall panelling, radiator and laminate flooring.

Dining Room

11'0 x 9'5

Open plan to kitchen and conservatory, coved ceiling, radiator and laminate flooring.

Kitchen

11'11 x 9'1

Double glazed window to rear, double glazed door to side, coved ceiling, range of wall and base units, integrated dish washer, space for fridge freezer, integrated electric oven and hob, wall tiling and LVT floor.

Conservatory

14'8 x 8'9

Double glazed window to rear, double doors to garden, air conditioning unit, internal roof insulation, radiator and LVT floor.

Cloakroom/Utility

Double glazed frosted window, low-level WC, wash hand basin, plumbed for washing machine/tumble dryer, radiator.

Landing

Double glazed window to side, loft access, storage cupboard and carpet.

Bedroom One

12'10 x 10'10

Double glazed window to front, coved ceiling, mirror fronted fitted wardrobes, air conditioning unit, radiator and laminate flooring.

Bedroom Two

12'1 x 10'10

Double glazed window to rear, mirror fronted wardrobes to remain, coved ceiling, radiator and carpet.

Bedroom Three

8'11 x 7'11

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

Bathroom

Double glazed frosted windows to side and rear, panelled bath with shower screen, low-level WC, wash hand basin with storage, radiator and LVT flooring.

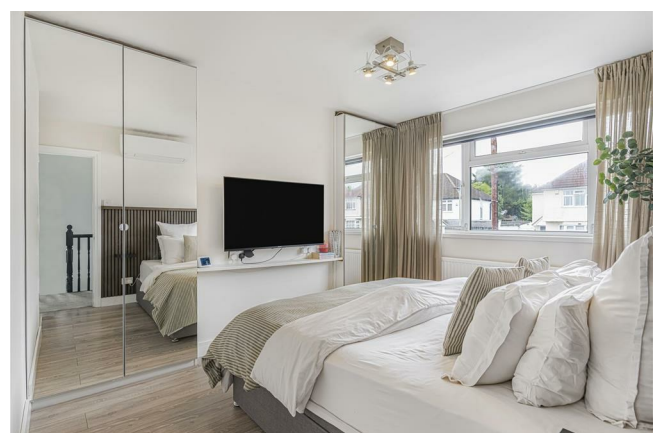
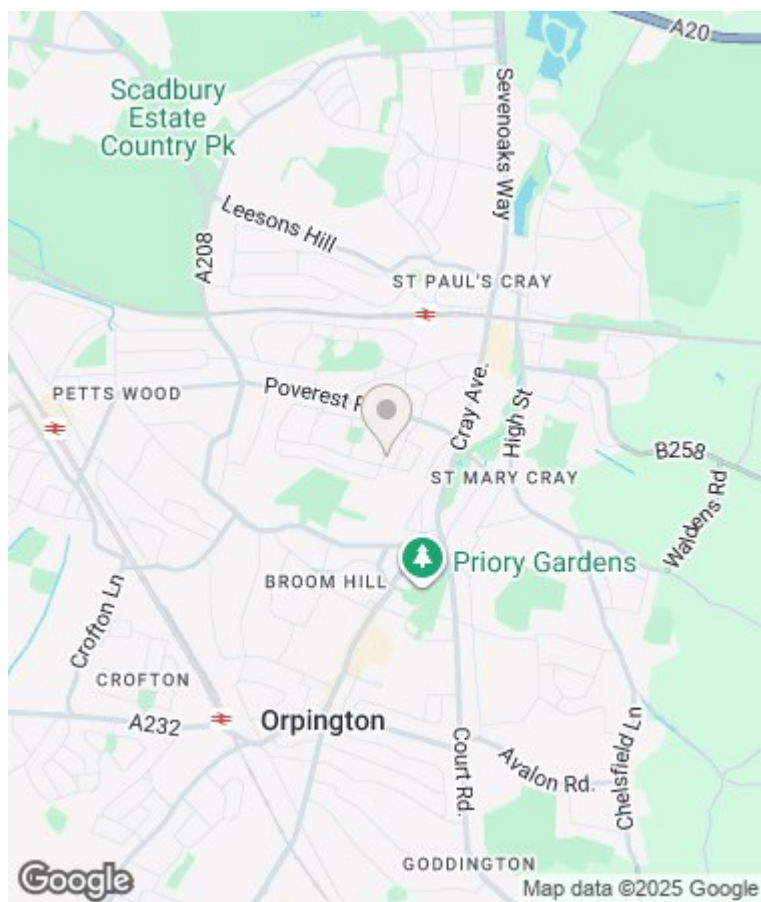
Rear Garden

approx 68'3 x 25'1

Laid to lawn, fencing, side access, storage shed and decking area. Outside kitchen area with stainless steel fronted base units, Quartz work surfaces and storage underneath.

Front Driveway

Driveway to front with parking for one car.



SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

Austin Road, BR5

Approximate Gross Internal Area 105.8 sq m / 1140 sq ft



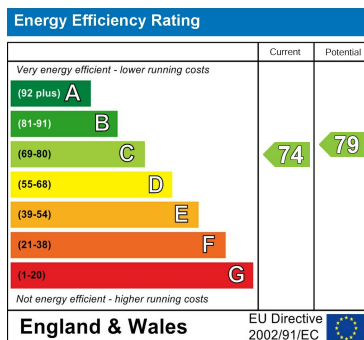
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planpix



Council Tax Band

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Energy Performance Graph



Call us on

020 8301 5511

sales@westwoodpropertyservices.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.