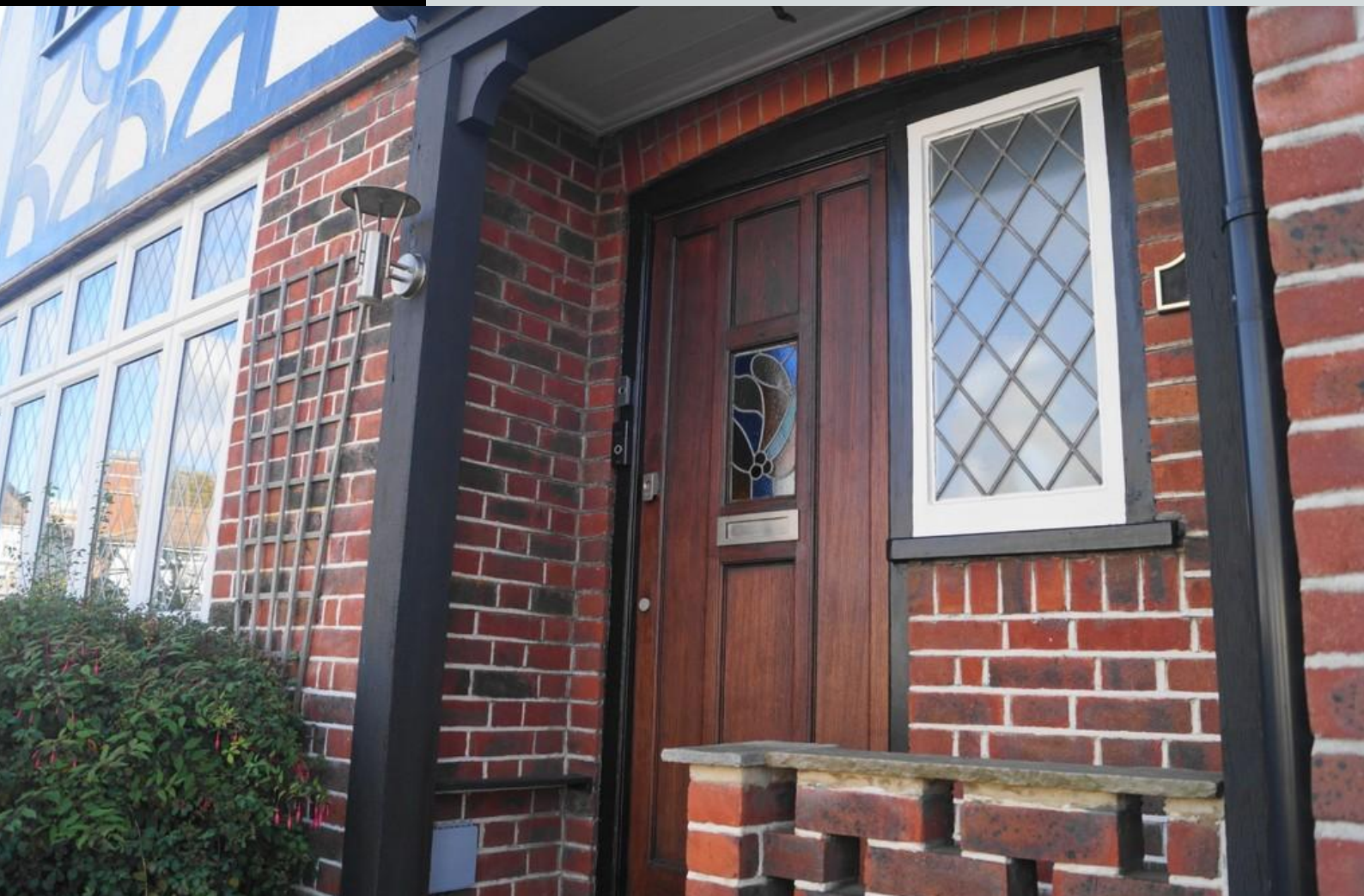




Mark
Beaumont
markbeaumont.com

LANCING ROAD, ORPINGTON, BR6 0QT
GUIDE PRICE £875,000

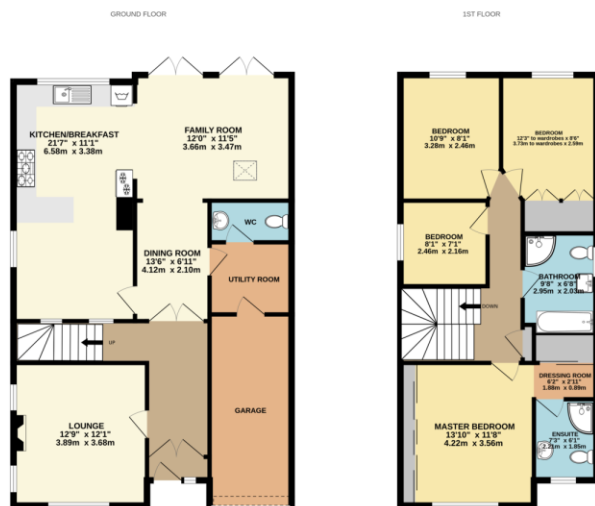




DESCRIPTION

Guide Price £875 - £900,000

Stunning four bedroom, two bathroom, detached family home with garage, off street parking and attractive private garden with summerhouse, ideally situated in a sought after residential location close to Orpington's transport links and amenities. The property has been thoughtfully extended and remodelled by the current owners, offering bright and spacious accommodation over two floors, with repositioned stairs, new roof, new wiring and plumbing, and fully wired for home audio with ceiling speakers in many rooms. 'Megaflo' mains pressure water throughout and remote garage door operation ensures this house has the enhancements expected for modern living. Representing an ideal family home with generous living space and a wonderful blend of modern appeal and homely comfort, with features including an inviting front aspect lounge, family room, well equipped eat-in kitchen/diner, family bathroom, master bedroom suite, guest WC and utility, gas central heating, double glazing, quality floor coverings and neutral decor.



TOTAL FLOOR AREA: 1559 sq.ft. (144.8 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the above information, measurements of areas, volumes, heights and other items are approximate and the responsibility is taken for any error, inaccuracy or misstatement. This plan is a detailed property only and should not be used as a guide for any other purpose. The services, fixtures and fittings shown here are not intended and no guarantee as to their condition or efficiency can be given.
 Mark & Partners (2021)

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the bright and spacious reception room with feature fireplace and space for relaxing and entertaining. The separate kitchen/diner, with window to the rear and access through to the family room, comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, range style oven,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		