



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Tubbenden Lane | Orpington | BR6

£570,000

- Semi detached bungalow
- Convenient location
- Coveted school catchment
- 3 excellent bedrooms
- Sunny aspect lounge/diner
- Spacious kitchen/breakfasting room
- Shower room
- Sunny, secluded garden



A SPACIOUS SEMI DETACHED BUNGALOW IN AN ENVIABLE LOCATION. Situated in a most convenient location and being within the catchment area of coveted schools, Orpington Station with its excellent Service into London as well as close proximity to shops and services in the High Street this property offers spacious accommodation and still with potential to extend subject to planning consents. The wide and welcoming entrance hall leads to a sunny aspect lounge, an excellent sized kitchen/breakfasting room, 3 really well-proportioned bedrooms and a shower room. The rear garden is completely secluded and is ideal for entertaining and an avid gardener. To the front there is private parking for 2 cars and a further extensive section for either further parking or a garden. There is also a detached garage which can be used as storage or perhaps as an office/gym STPP. The property benefits from gas central heating system double glazed throughout and was rewired with a new consumer unit however it requires updating and hence is offered at a very competitive asking price. OFFERED WITH NO ONWARD CHAIN.

## Tubbenden Lane, Orpington, BR6



### **Porch**

Double glazed front door. Leading to;

### **Entrance Hall**

15'1" x 6'7" (4.61m x 2.01m)

Double glazed front door, access to loft, built-in storage cupboard, radiator, fitted carpet.

### **Lounge/Diner**

14'10" x 12'5" (4.53m x 3.78m)

Double glazed patio doors to rear garden, coved ceiling, feature fireplace, radiator, fitted carpet.

### **Kitchen/Breakfasting Room**

12'4" x 11'5" (3.77m x 3.48m)

Double glazed window to rear, range of wall and base units, double drainer sink unit, space for cooker, space for fridge-freezer, pantry cupboard (housing electric meter) vinyl flooring.

### **Bedroom 1**

11'11" x 11'5" (3.62m x 3.47m)

Double glazed window to front, radiator, fitted carpet.

### **Bedroom 2**

12'5" x 11'8" (3.78m x 3.56m)

Double glazed window to front, radiator, fitted carpet.

### **Bedroom 3**

8'9" x 8'9" (2.66m x 2.67m)

Double glazed window to side, radiator, fitted carpet.

### **Shower Room**

9'2" x 5'8" (2.79m x 1.72m)

Double glazed window to side, part-tiled walls, shower cubicle with folding seat, W.C, wash hand basin, radiator, vinyl flooring.

### **Rear Garden**

South-facing with; patio area, traditional lawn area, mature trees and shrubs, flowerbeds and borders, water tap, side access via gate.

### **Front Garden**

Paved driveway providing off-street parking, pebbled area (which could either be laid to turf or paved for additional parking).

### **Garage**

Up-and-over door.

