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Craven Road, Orpington, Kent, BR6 7RU

£550,000 Freehold

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Description
This modern, bright and tastefully decorated link detached house is situated on the outskirts of Orpington, close to open countryside, shops, local villages and bus routes into Town. There are three bedrooms along with a lovely family bathroom on the the first floor, whilst downstairs is a well appointed through lounge / dining room, modern fitted kitchen, and a cloakroom. In addition there is a conservatory which overlooks and provides access out onto the private and manageable garden. There is a private drive to front which leads to an attached garage. Offered with the added advantage of NO ONWARD CHAIN internal viewing is strongly recommend.

Entrance Hall
UPVc entrance door to front with adjacent full height sidelight. Stairs leading to the first floor landing. Two under stairs storage cupboards. Coving to ceiling. Single panel radiator.

Cloakroom
Fitted with a modern white suite comprising:- Low level WC and vanity wash hand basin with tiled splashback, and with cupboard beneath. Double glazed frosted window to side. Ceramic tiled flooring. Single panel radiator.

Lounge / Dining Room
21'01 x 11'08 (6.43m x 3.56m)
A double aspect room with double glazed patio doors leading to the conservatory at the rear, plus double glazed bay window to the front. Feature contemporary style fireplace. Coving to ceiling. Double panel radiator. Multi pane double doors returning to the Entrance Hall.

Conservatory
9'07 x 9'05 (2.92m x 2.87m)
Double glazed windows and doors opening onto the rear garden.

Kitchen
9'02 x 7'10 (2.79m x 2.39m)
Fitted with a modern range of matching wall, base and drawer units units with colour coordinated worktops. Inset 1 1/2 stainless steel sink unit with drainer and 'swan neck' mixer tap over. Integrated electric ceramic hob, with extractor over, and electric oven under. Space and plumbing for washing machine. Further under counter appliance space. Downlighting. Single panel radiator. Coving to ceiling. Wall mounted gas fired combination boiler. Multi pane doors returning to both the entrance hall and to the Lounge/Dining Room. Double glazed window overlooking the rear garden, and UPVc door leading to the side. Ceramic tiled flooring.

First Floor Landing
With large double glazed window to side. Access to the loft area. Coving to ceiling.

Bedroom 1
13'09 x 9'10 (4.19m x 3.00m)
Double glazed window to rear overlooking the garden, and with single panel radiator beneath. Built-in linen cupboard. Coving to ceiling.

Bedroom 2
10'10 x 9'09 (3.30m x 2.97m)
Double glazed window to front. Single panel radiator. Coving to ceiling.

Bedroom 3
7'09 x 6'07 (2.36m x 2.01m)
Double glazed window to front, and with single panel radiator beneath. Deep over-stairs built-in cupboard. Single panel radiator.

Bathroom
Fitted with a white contemporary style suite comprising:- "L" shaped shower bath with shower attachment over, and screen; low level WC; and vanity wash hand basin with cupboard beneath. Double glazed frosted window to rear. Matching marble effect tiling to walls, and floor. Heated towel rail. Shaver point. Extractor fan. wall mounted bathroom cabinet with mirrored doors.

Front Garden
Neatly laid to lawn with plants, shrubs and rose bushes. Block paved driveway allowing off road parking, and access to the garage.

Rear Garden
approx 40'0 (approx 12.19m)
Attractively laid to lawn with plant, shrub and hedge borders. Immediately behind the property there is a patio area. gated pedestrian side access. Outside water tap.

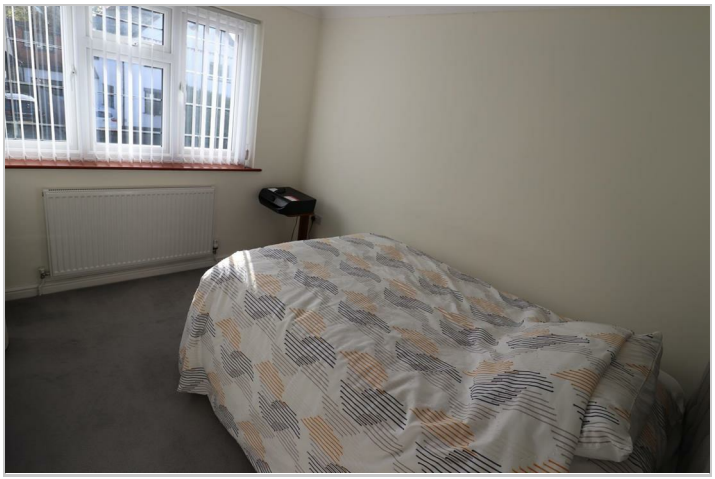
Garage
17'03 x 8'0 (5.26m x 2.44m)
With up-and-over door to front. Power and lighting. (Narrower than average) personal door to rear garden.

Agents Note
The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "F"
EPC Rating: "D"
Total Square Meters: Approx. 79
Total Square Feet: Approx. 850

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

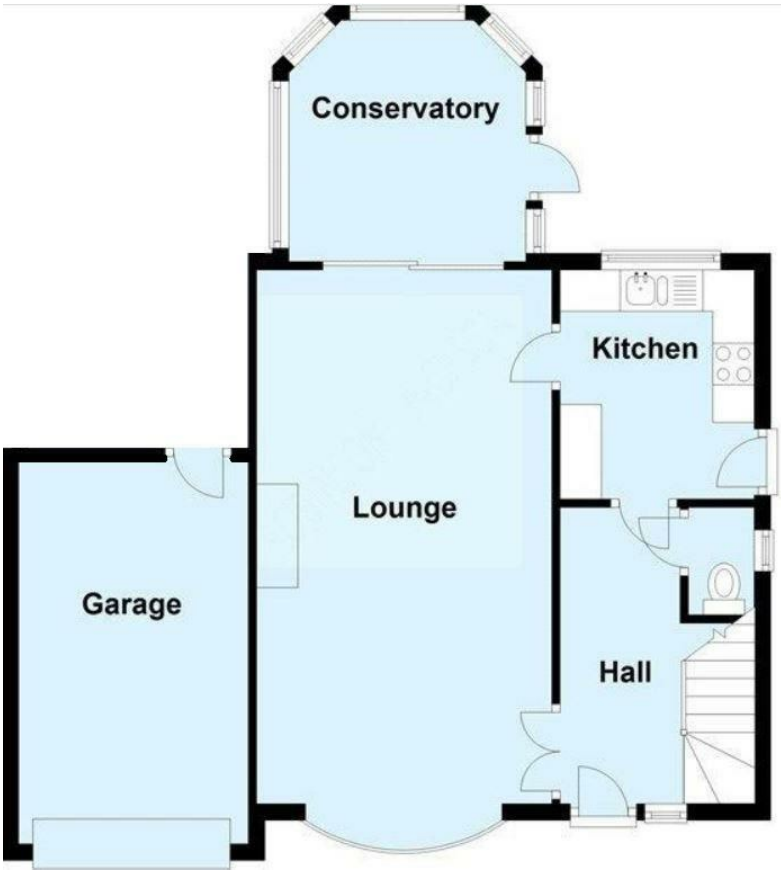


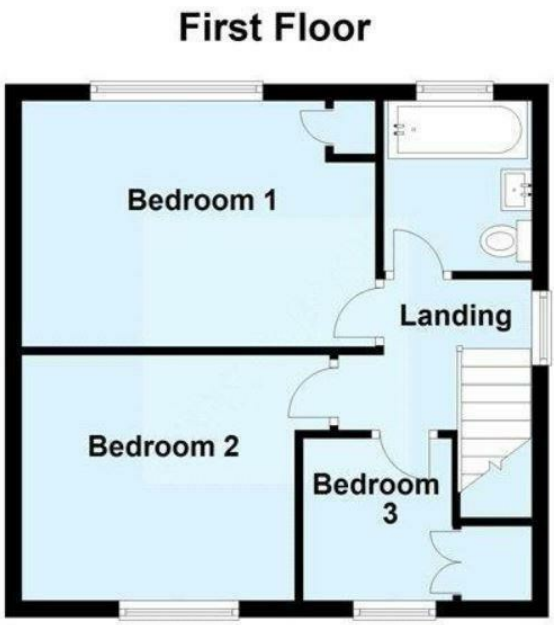







Floor Plan

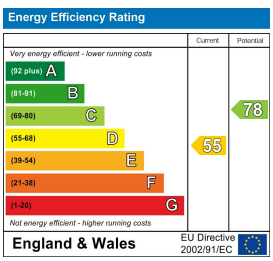




Viewing

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



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