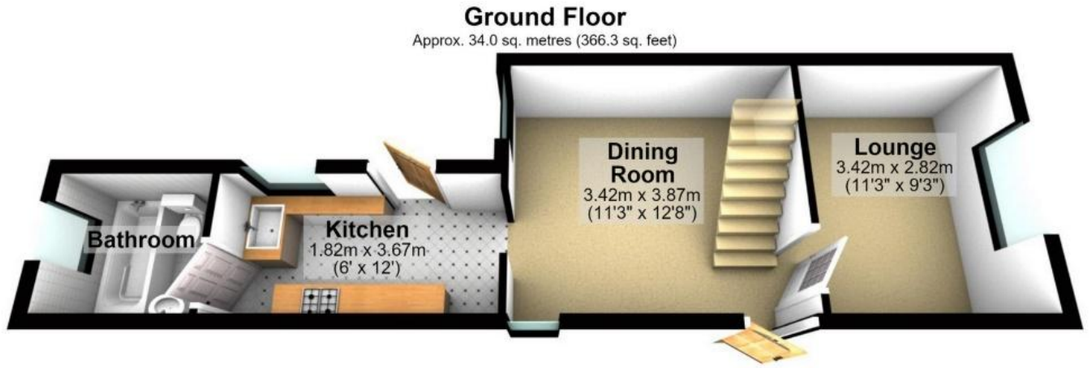
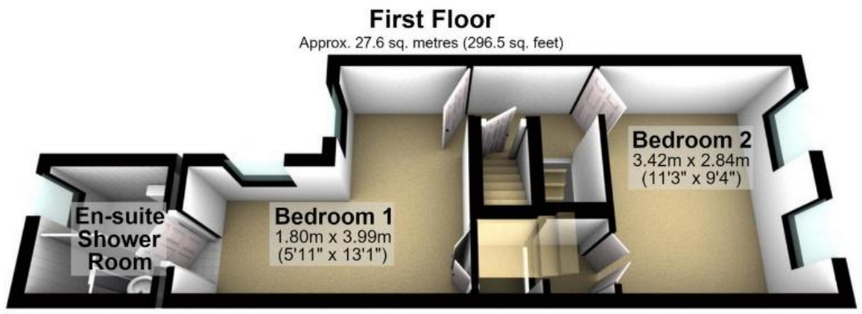
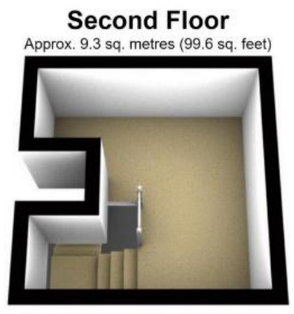
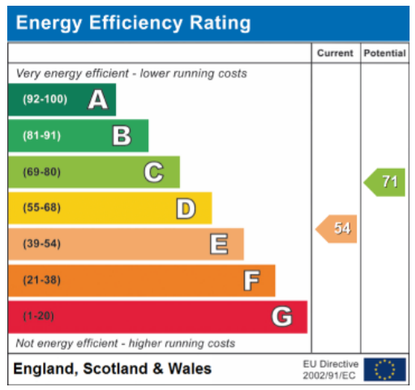






Total area: approx. 70.8 sq. metres (762.5 sq. feet)



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Kenton

01689 822207



Sanderstead Road | Orpington | BR5

Offers in excess of £325,000

- Walking distance to High Street
- Deceptively Spacious
- 3 bedroom
- 2 reception rooms
- Modern fitted kitchen
- Ground floor bathroom
- En-suite Shower room to bedroom
- Private garden

Kenton









Offers in excess of £325,000 Freehold



AN IDEAL FIRST BUY. A freehold 3-bedroom cottage situated within easy walk of Orpington High Street and within catchment for well-considered schools. Orpington Station is within 30 minutes' walk and local bus routes and the Priory Garden park are within minutes' walk too. The property is offered onto the market having been recently renovated and benefiting from brand new carpets throughout. The house offers deceptively spacious accommodation with 3 bedrooms. 2 receptions a ground floor bathroom as well as an en-suite shower room to the 1st bedroom. The property has a modern fitted kitchen with integrated oven and hob. There is a compact private rear garden and a small front garden. The property is double glazed and centrally heated and is offered with vacant possession with no onward chain. This is a freehold 3 bedroom house for the price of a flat in central Orpington. We recommend your earliest attention.

9 Sanderstead Road, Orpington, BR5



Dining room
12'9" x 11'3" (3.89m x 3.43m)
The wooden front door, situated at the side of the property, opens directly into the spacious dining room, enjoying excellent natural light from large double glazed windows to the rear and side. Stairs rise to the first floor, with attractive laminate flooring and a radiator completing the space.

Lounge
11'4" x 9'3" (3.45m x 2.82m)
A bright and comfortable lounge area featuring a double glazed window to the front, radiator and stylish laminate flooring.

Kitchen
12'1" x 6'0" (3.68m x 1.84m)
The well-appointed kitchen is fitted with a matching range of wall and base units, complemented by contrasting work surfaces and a useful breakfast bar. Features include an inset sink with drainer and mixer tap, integrated oven, electric hob and extractor hood, together with space for a fridge/freezer. A double glazed window and door provide views and access to the side, with laminate flooring throughout.

Ground floor bathroom

A conveniently positioned family bathroom fitted with a three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and WC. Further benefits include a heated towel rail, plumbing for a washing machine, tiled flooring and a double glazed window to the rear.

Landing

The first-floor landing features fitted carpet and stairs continuing to the second floor.

Bedroom 1
13'8" x 11'3" (4.17m x 3.43m)
A well-proportioned principal bedroom with double glazed windows to the rear and side, built-in wardrobe, radiator and fitted carpet.

En Suite shower room

The en-suite is fitted with a shower cubicle and electric shower, pedestal wash hand basin and wc. Further benefits include a heated towel rail, tiled flooring and a double glazed window to the rear.

Bedroom 2
11'3" x 9'4" (3.43m x 2.84m)
A bright and spacious second bedroom featuring two double glazed windows to the front, built-in wardrobe, radiator and fitted carpet.

2nd Landing

Staircase with fitted carpets.

Bedroom 3
11'1" x 10'8" (3.38m x 3.25m)
A versatile third bedroom with double glazed Velux window to the rear, radiator, useful eaves storage and fitted carpet.

Rear garden

Private rear garden with a patio area and lawn and side access.

Front garden

Low level walled front garden leading to the entrance door on the side.

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