



Old Hill, Green Street Green, Orpington, Kent, BR6 6BN

Price Guide £600,000 Freehold



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### Property Description

Guide Price £600,000 to £625,000 Located on the door step of High Elms Country Park - an area of outstanding natural beauty - is this most unusual and stylishly presented three bedroom semi-detached family home. Set back from the road and offering ample off street parking to the front, there is also a well maintained rear garden with area of both patio and lawn. Internally, accommodation includes, to the ground floor, a well proportioned lounge, the kitchen, a conservatory overlooking the garden, the 3rd bedroom/study, plus a handy downstairs WC. Continuing upstairs, you will find two bedrooms, bathroom and separate WC. The property is also well located for favoured schools, local shops in Green Street Green and Farnborough, and is ideally placed for transport links. Viewing comes highly recommended.

### Entrance Hall

Front door. Double glazed window to side. Tiled floor.

### Lounge

Double glazed bow bay window to front. Double glazed window to side. Feature radiator. Fireplace fitted for wood burner, and with wooden mantel over. 6 inset downlights. Laminate flooring.

### Kitchen

Double glazed door and window to side. Fitted

with a range of matching wooden wall and base units featuring wood work surfaces. Inset Butler sink. Space and plumbing for automatic washing machine. Space and plumbing for slimline dishwasher. Space for gas cooker. Space for fridge. Built-in breakfast bar. 7 inset downlights. Laminate flooring. Open to built-in downstairs cupboard.

### Conservatory

Double glazed window to rear and to both sides. Double glazed door to rear. Feature radiator. Tiled floor.

### Study / Bedroom 3

Double glazed window to front. Radiator. Laminate flooring.

### Downstairs WC

Fitted with a white suite comprising:- low level WC, and wash hand basin inset to vanity unit. Tiled walls and floor. Extractor fan.

### First Floor Landing

Radiator. Double glazed Velux window to side.

### Bedroom 1

Double glazed window to front. Built-in eaves storage cupboard. Access to loft. 4 inset downlights.

### Bedroom 2

Double glazed window to front. Built-in cupboard. Range of modern built-in wardrobes and shelves. Radiator. Access to loft.

## Bathroom

Opaque window to side. Fitted with a white suite comprising:- panel enclosed bath with electric shower, and wash hand basin inset to vanity unit. Tiled splash back. Part wood paneled walls. Heated towel rail. Laminate floor.

## Separate WC

Low level WC. Opaque window to side.

## Garden To Front

Mainly graveled with off road parking for 3+ cars. Lawned area.

## Garden To Rear

Laid half to patio, and half to lawn. Side access gate.

## Agent's Note

The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts.

Council Tax Band: "E"

EPC Rating: "E"

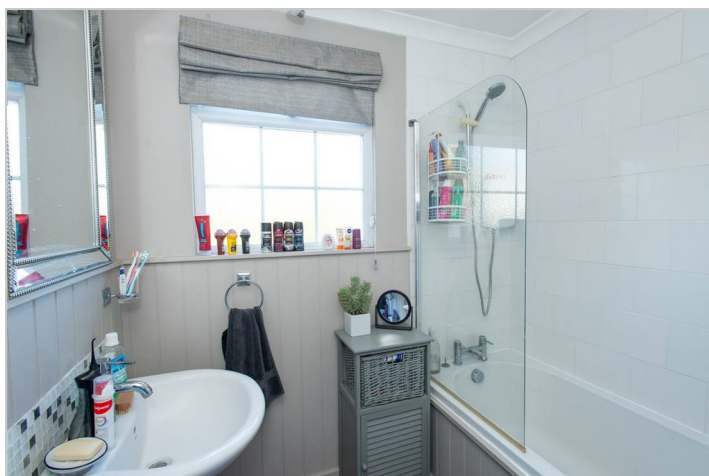
Total Square Meters: Approximately 103

Total Square Feet: Approximately 1108

Room Dimensions: As per floorplan

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

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

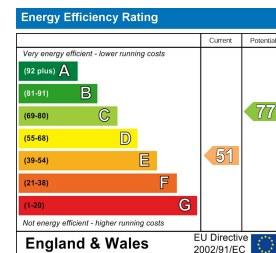


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.