



Total area: approx. 105.3 sq. metres (1133.0 sq. feet)



4 Tubbenden Close | Orpington | BR6

£700,000 Freehold

- Executive detached home
- Tranquil yet convenient close
- 3 Double bedrooms
- Spacious lounge/dining room
- Spacious modern kitchen
- Luxury fitted bathroom
- Guest cloakroom
- Family sized garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



£700,000 Freehold



A DELIGHTFUL EXECUTIVE DETACHED HOME IN A MOST CONVENIENT AND POPULAR LOCATION. Nestled in a very small tranquil close yet in a most convenient location, being within easy walking distance to BR Station, most well considered schools, such as Tubbenden Primary, Newsted as well as Darrick Wood. Shopping and leisure facilities in the High Street are a mere 15 minutes' walk away too. The property is amazingly bright and spacious with 3 double bedrooms, a well poised L shaped lounge/dining room, a spacious kitchen, equally well-sized modern fitted bathroom and a guest cloakroom to the ground floor. The rear garden is family sized and truly beautiful, being well stocked with flower beds and borders. The property also benefits from a integral garage and off street parking. The house is offered onto the market in excellent condition throughout and benefits from double glazing, central heating. This truly remarkable home is offered with the benefit of NO FORWARD CHAIN and is certain to gain much interest and we therefore recommend your earliest attention.

4 Tubbenden Close, Orpington, BR6



Porch

Covered porch with light.

Entrance Hall

14'2" x 7'7" (4.32m x 2.31m)

Double glazed front door, leading to all accommodation, door to cloakroom, radiator, fitted carpets.

Cloakroom

Double glazed frosted window to the front, part tiled walls, low level WC and wall mounted wash hand basin.

Lounge/dining room

19'10" x 16'3" (6.04m x 4.96m)

Double aspect with double glazed window to the front, double glazed window and door onto the rear garden, feature display electric fireplace, L-shaped, radiators and fitted carpets.

Kitchen

12'6" x 8'12" (3.82m x 2.74m)

Double glazed window to the rear and double-glazed door to the side garden, stainless steel sink with cupboards under, a full range of wall and base units, cupboards and drawers, Neff integrated 5 ring hob with hood over, matching Neff integrated oven grill and microwave, integrated dishwasher and plumbing for a washing machine, room for an upright fridge/freezer, vinyl flooring.

Landing

10'2" x 7'0" (3.09m x 2.14m)

Double glazed window to the front, access to insulated loft, fitted carpets.

Bedroom 1

14'10" x 9'1" (4.52m x 2.77m)

Double glazed window to the rear, radiator and fitted carpets.

Bedroom 2

10'7'3" x 9'1" (3.07.00m x 2.77m)

Double glazed window to the front, wall to wall range of wardrobes, radiator and fitted carpets.

Bedroom 3

11'9" x 9'1" (3.58m x 2.76m)

Double glazed window to the rear, radiator and fitted carpets.

Bathroom

Double glazed frosted window to the front and side, fully tiled walls with contemporary tiles, independent shower cubicle, luxury panelled bath with mid-section mixer taps, low level WC and wash hand basin with a drawer under, heated towel rail, extractor fan and tiled flooring.

Rear Garden

Wonderfully designed and well stocked, very beautiful with a traditional lawn, flower beds and borders, mature shrubs and plants and many mature rose bushes, patio area, access to front via gates.

Garage & Driveway

14'2" x 8'10" (4.32m x 2.70m)

Integral garage with up and over door, door to garden. Driveway in front of garage.

Front Garden

Very attractive and well stocked with lawn area and mature plants and shrubs with flower beds and borders.

Kenton

