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Lancing Road, Orpington, Kent, BR6 0QX

Price Guide £600,000 Freehold

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Description
Price Guide £600,000 to £625,000Located in this popular road, readily accessible to Orpington High Street, the Mainline Station, popular schools, and bus routes serving a number of destinations. This handsome detached house, is offered to the market with the advantage of no onward chain. Accommodation includes three good sized bedrooms, together with shower room and separate WC to the first floor. Downstairs, there is an entrance porch which leads to a welcoming hallway, with downstairs WC. There are two spacious reception rooms, and a kitchen. Outside, there is a private driveway to the front which leads to the attached garage. The rear garden approaches 60'0", and comprises an area of lawn, with terrace, and well established borders. This property offers tremendous potential for extension, and improvement, and so viewing comes highly recommended.

Porch
Double glazed sliding doors to front, and Double glazed window to side. Attractive hardwood entrance door with stained glass and leaded light inserts leading to:-

Entrance Hall
Staircase leading to the first floor landing, and with understairs cupboard. Double glazed leaded light effect window to the side. Single panel radiator. Picture rail. Coving to ceiling.

Cloakroom
Fitted with a low level WC, Partly tiled walls. Original window to side onto the attached garage.

Lounge
14'5" into bay x 12'5" (4.39m into bay x 3.78m)
Diamond leaded light effect bay window to the front. Double panel radiator. Coving to ceiling. Fitted gas fire. Two attractive original arched stained glass and leaded light windows to either side of the fire.

Dining Room
13'11" x 11'1" (4.24m x 3.38m)
Double glazed sliding patio doors onto the rear garden. Double panel radiator. Coving to ceiling. Marble effect fire surround, and fitted coal effect gas fire.

Kitchen
12'2" x 7'4" (3.71m x 2.24m)
Range of wall, base and drawer units with worktops. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Patterned tiled walls. Double panel radiator. Space for slot-in electric cooker with adjacent electrical socket. Space and plumbing for washing machine. Double glazed window overlooking the rear garden, plus double glazed window and door to side. Extractor fan.

First Floor Landing
On the half landing, there is a large double glazed leaded light effect frosted window to the side. Access to the loft. Picture rail.

Bedroom 1
15'0" into bay x 12'10" (4.57m into bay x 3.91m)
Double glazed diamond leaded light effect bay window to the front, and with single panel radiator beneath. Fitted cupboards. Picture rail. Fitted gas fire.

Bedroom 2
13'11" x 10'10" (4.24m x 3.30m)
Large double glazed window overlooking the rear garden. Single panel radiator. Tiled fireplace with fitted gas fire. Fitted cupboards to one wall including recess with dressing table. Picture rail.

Bedroom 3
9'1" x 7'9" (2.77m x 2.36m)
Large double glazed window overlooking the rear garden. Single panel radiator. Picture rail. Fitted gas fire.

Shower Room

Fitted with a white modern suite comprising:- pedestal wash hand basin; and fully tiled shower cubicle with Mira Sport shower unit. Partly tiled walls with decorative border and inserts. Double glazed diamond leaded light effect frosted window to the front. Double panel radiator.

Separate WC

Fitted with a coloured low level WC. partly tiled walls with decorative border at dado rail height. Double glazed frosted window to the side.

Rear Garden

approaching 60'0" (approaching 18.29m)

Being laid mainly to lawn, with established plant, shrub and hedge borders. Trees. Original detached garage - now a store, with windows and door to side. Terraced area. Outside water tao.

Front Garden

Laid mainly to lawn with established pant, shrub and hedge borders. Block paved path, and matching driveway providing parking, and access to:-

Attached Garage

With an up-and-over door to front. Double glazed window and personal door onto the rear Garden. Water tap.

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: "F"
EPC Rating: "E"
Total Square Meters: Approximately 98
Total Square Feet: Approximately 1054.89

This floorplan is an illustration only to show the general layout of the accommodation. It is not necessarily to scale, and must not be replied upon for accuracy.







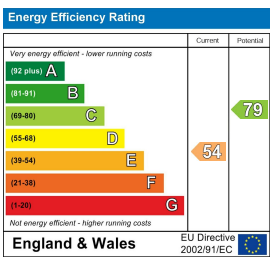
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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