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Tubbenden Close, Orpington, Kent, BR6 9RB

£650,000 Freehold

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Description
Offering good sized accommodation and a fantastic location if you are looking to be near highly regarded schools and mainline station is this modern detached property. Situated in a pleasant cul-de sac, conveniently close to the R4 'hail and ride' bus service to the PRU Hospital, and also the High Street and approximately 0.7 from Orpington station. It comprises three double bedrooms on the first floor (second bedroom features a little en-suite shower) plus a wet room, whist downstairs there is a cloakroom, lounge with extended dining area and a fitted kitchen. Benefits include gas central heating, double glazing and the property has been recently redecorated and some new carpets on the ground floor.. Outside is a private garden, garage and a private drive. Offered with vacant possession, internal viewing is strongly recommended.

Entrance
Double glazed front door, staircase to first floor with meter cupboard under, radaitor,

Cloakroom
Single glazed frosted window to the front, low-level WC, wash hand basin, part-tiled walls.

Lounge
19'2" x 14'2" (5.84m x 4.32m)
Double glazed window to the front, gas fire with stone surround and mantle piece, radiator, fitted carpet.

Dining Room
12'2" x 9'9" (3.71m x 2.97m)
Double glazed window to the side, double glazed sliding doors to the rear garden, radiator, coved ceiling, fitted carpet.

Kitchen
13'2" x 9'0" (4.01m x 2.74m)
Double glazed window to the rear, double glazed door to the side, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces with splash-back tiling, integrated gas hob, integrated upright oven and grill, space for fridge freezer, plumbing for washing machine, Ideal boiler, vinyl flooring.

Landing
Double glazed window to the front, access to loft.

Bedroom One
13'8" x 9'0" (4.17m x 2.74m)
Double glazed window to the rear, radiator, fitted carpet.

Bedroom Two
9'10" x 9'2" plus wardrobes (3.00m x 2.79m plus wardrobes)
Double glazed window to the rear, fitted wardrobes with sliding mirror doors, radiator, fitted carpet. Sliding door opening on to:

En-suite Shower: 2'9" x 5'2" (0.84m x 1.57m), Double glazed window to the side, freestanding shower tray with recently installed electric shower over, fully-tiled walls, fitted carpet.

Bedroom Three
11'2" x 10'0" (3.40m x 3.05m)
Double glazed window to the front, radiator, fitted carpet.

Wet Room
Double glazed frosted window to the front, electric shower, low-level WC, wash hand basin, airing cupboard housing hot water cylinder, fully tiled walls, vinyl flooring.

Rear Garden
45'0" x 35'0" (13.72m x 10.67m)
Patio area, traditional lawn with mature shrubs and trees, side access via gate. Timber garden shed (recently re-roofed)

Front Garden
Laid to lawn with private drive

Garage
Up and over door.

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. 106
Total Square Feet: Approx. 1140

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

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk













Floor Plan

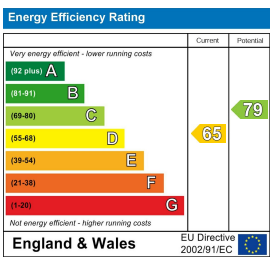




Viewing

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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