



Ramsden Close, Orpington, Kent, BR5 4LJ

£385,000 Freehold

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Property Description

A three bedroomed terraced house located in a cul-de-sac close to schools including The Harris Academy, Blenheim Road School, and the Hillside School. The property is also accessible to local shops in Eldred Drive, as well as bus routes connecting to Orpington High Street, and the mainline station with a fast and frequent service to London. Offered to the market with the added advantage of no onward chain, viewing is highly recommended.

Hallway

Study

8'7" x 5'11" (2.62m x 1.80m)

Double glazed window to front. Double radiator.

Lounge

21'4" x 12'2" narrowing to 10'6" (6.50m x 3.71m narrowing to 3.20m)

Double glazed window to front, double glazed sliding doors to rear. Laminate flooring. Double radiator.

Kitchen

13'2" x 7'3" (4.01m x 2.21m)

Double glazed window and door to the rear. Single drainer stainless steel sink unit inset to worksurface. range of matching wall and base units. Inset gas hob with built in oven under and a cooker hood over. Plumbed for an automatic washing machine. Built in breakfast bar. Tiled splashbacks Large built in storage cupboard leading to an under stair cupboard.

First Floor Landing

Built in cupboard containing wall mounted gas fired central heating boiler.

Bedroom 1

12'8" x 10'6" (3.86m x 3.20m)

Double glazed window to the front, Built in double wardrobe. Built in over stair cupboard. Double radiator.

Bedroom 2

11'11" x 9'11" (3.63m x 3.02m)

Double glazed window to the rear. Double radiator

Bedroom 3

12'2" x 6'0" (3.71m x 1.83m)

Double glazed window to the front Double radiator. 3 built in shelves

Bathroom

Opaque double glazed window to rear. White suite comprising a pannelled bath with shower over. Pedestal wash hand basin. Low level W.C.. Heated towel rail. Laminate flooring. Part tiled walls

Front Garden

To patio

Rear Garden

approaching 40'0" (approaching 12.19m)

Mainly laid to lawn. Decked area. BRICK SHED

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: "D"

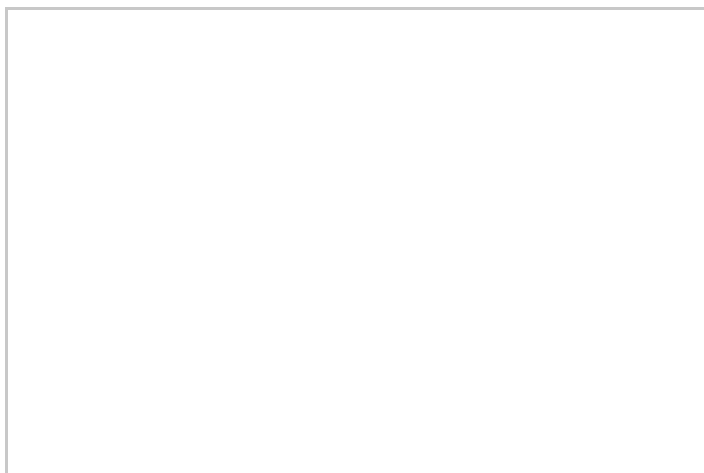
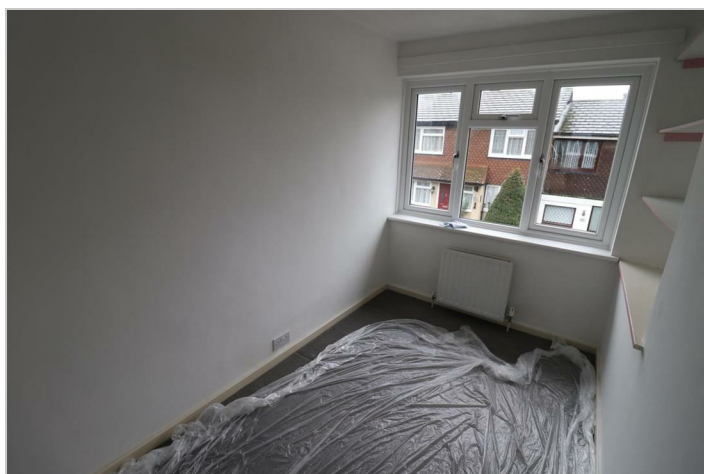
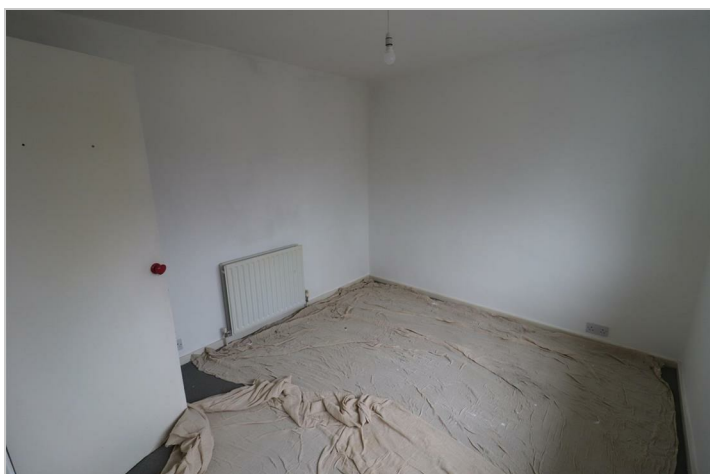
EPC Rating: "C"

Total Square Meters: Approximately 89

Total Square feet: Approximately 957

Floorplan to be added shortly, and will be provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

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.

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.

Energy Efficiency Graph

