



Stapleton Road

Orpington, Kent BR6 9TN

Modern end of terrace family home, a short walk from Orpington station and the High Street

3

Bedrooms

1

Bathroom + WC

End

of terrace

Freehold

Tenure

- Open-plan living area
- New combi boiler installed in 2025
- Hive smart heating, controlled via the app
- Recently landscaped rear garden and front garden
- Brand new fully fitted kitchen with dishwasher
- Kitchen underfloor heating
- Modern decor throughout
- Allocated parking space

The Property

Stylishly presented and ready to move into, this three-bedroom end of terrace home on Stapleton Road is in the popular South Orpington area. Modern decor runs throughout, giving the house a bright, fresh feel from the moment you step inside.

The open-plan living area is a great space for everyday living and entertaining, with oak-effect flooring, spotlighting and a large front window bringing in plenty of natural light.

The brand new kitchen is fully fitted with contemporary cabinetry, brass-finish fittings, a dishwasher, integrated oven and microwave, and an induction hob. A separate WC on the ground floor is handy for family life.

Upstairs are three bedrooms and a family bathroom. A new combi boiler, installed in 2025, provides efficient heating and hot water, with underfloor heating in the kitchen and a Hive smart heating system that can be controlled via the Hive app.



Open-plan living area



Brand new fully fitted kitchen

AT A GLANCE

- Open-plan living area
- Brand new kitchen with dishwasher
- Separate ground floor WC
- Modern decor throughout
- New combi boiler (2025)
- Kitchen underfloor heating
- Hive smart heating (app controlled)
- Allocated parking space

Accommodation



Spacious double bedroom with space for a home working desk

The first floor offers three bedrooms, including a generous double with room for a desk, ideal for home working. Calm, modern decor continues throughout.

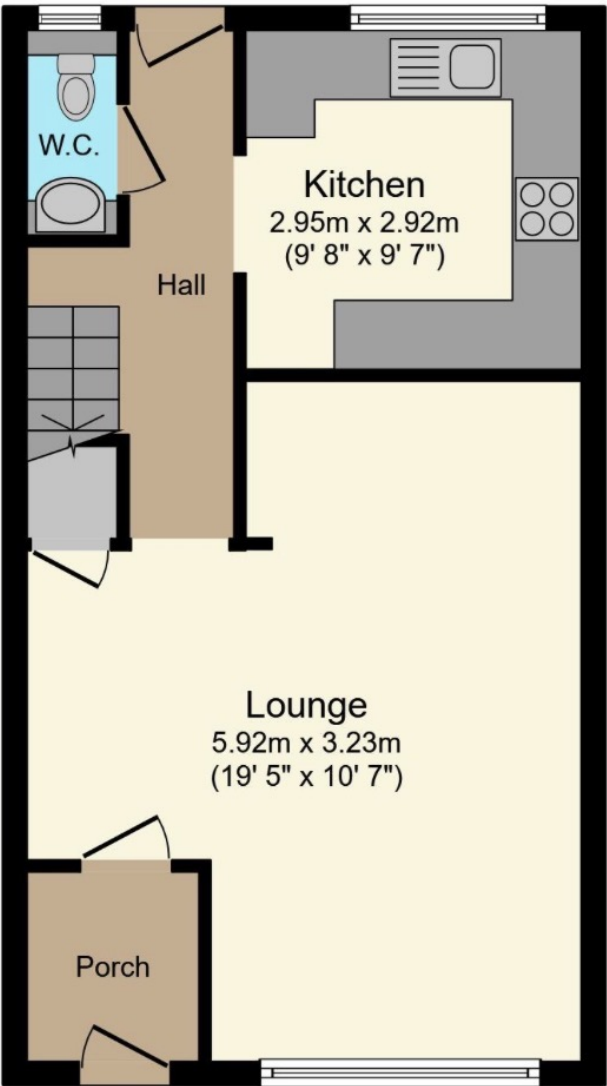


Family bathroom

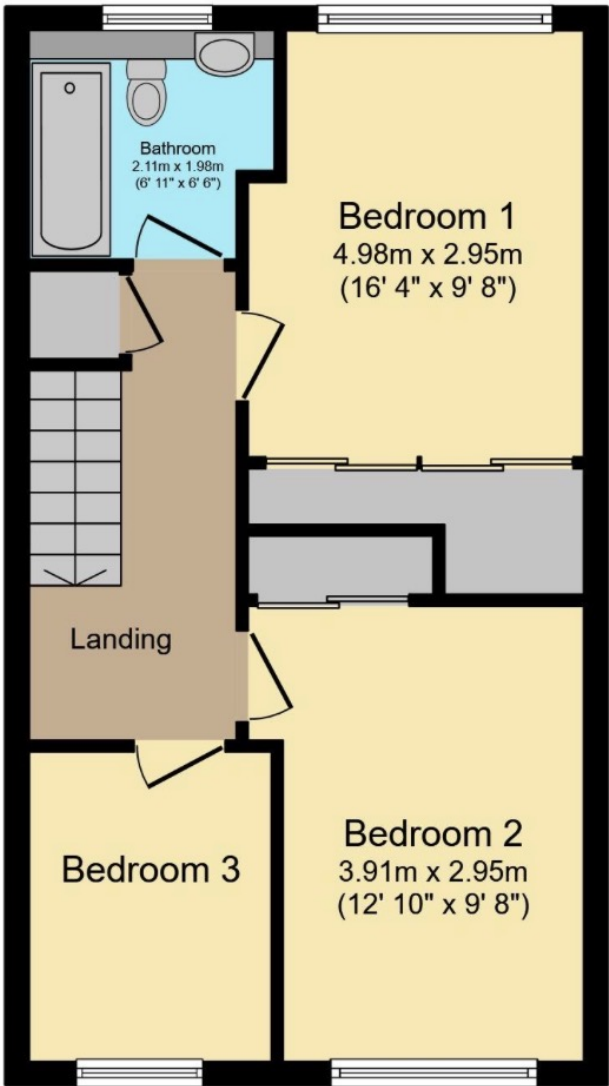
Family bathroom

Fully tiled bathroom with bath and overhead shower, wall-hung basin with built-in storage, heated towel rail and a frosted window. A separate WC is also found on the ground floor.

Floor Plan



Ground Floor



First Floor

Total floor area: 86.5 sq m (931 sq ft) approx.

Lounge	5.92m x 3.23m (19'5" x 10'7")	Kitchen	2.95m x 2.92m (9'8" x 9'7")
Bedroom 1	4.98m x 2.95m (16'4" x 9'8")	Bedroom 2	3.91m x 2.95m (12'10" x 9'8")
Bathroom	2.11m x 1.98m (6'11" x 6'6")		

This floor plan is for illustrative purposes only and is not drawn to scale. Measurements and floor areas are approximate and cannot be relied upon.

Outside & Location



Recently landscaped rear garden

The rear garden has been recently landscaped to create a low-maintenance outdoor space, with a paved patio and covered seating area, a neat lawn, a shed and a leafy outlook. There is also a front garden and an allocated parking space.

Location

Stapleton Road is a short walk from both Orpington station and Orpington High Street. The station has fast services to London Bridge in around 15 minutes, and the High Street offers a good mix of shops, cafes, restaurants and leisure facilities.

For green space, Priory Gardens is close by and High Elms Country Park is a short drive away, with woodland trails and open meadows for weekend walks.

The area is popular with families and is close to well-regarded schools, including Warren Road Primary School, Tubbenden Primary School and Crofton Infant and Junior Schools. St Olave's and Newstead Wood grammar schools are also nearby.

KEY INFORMATION

PROPERTY

End of terrace house

BEDROOMS

3

BATHROOMS

1 + ground floor WC

TENURE

Freehold

PARKING

Allocated space

HEATING

Combi + kitchen underfloor

CONTROLS

Hive smart heating

GARDEN

Front and rear

Viewing recommended

Early viewing is highly recommended to appreciate this stylish home.

These particulars are a guide only and do not form part of any contract. Distances and times are approximate. Photographs are for illustration.