



Elmcroft Road, Orpington, Kent, BR6 0HZ

£425,000 Freehold



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## Property Description

A well-presented two-bedroom Edwardian house, built in 1906, offering spacious and well-proportioned accommodation with high ceilings etc. The property is in good condition and comprises two generous reception rooms, a modern fitted kitchen and a useful downstairs cloakroom. To the first floor are two double bedrooms and a modern family bathroom.

Further benefits include double glazing, gas central heating with a boiler installed in 2023, and fitted carpets.

Outside, there is an easy-to-maintain south-west facing rear garden together with a versatile garden room, ideal for use as a home office, gym, hobby room or additional entertaining space. Conveniently located within easy reach of the High Street and a range of local amenities, this attractive home should be viewed internally to fully appreciate the size and quality of accommodation on offer. Internal viewing is strongly recommended

## Hallway

Staircase leading to the first floor landing, and with understairs cupboard.

## Lounge / Dining Room

Double glazed window to front, feature fireplace, radiator, storage cupboard, double glazed window to the rear overlooking the garden, additional radiator.

## Kitchen

Extended, and attractively and comprehensively fitted with a range of modern matching wall and base units, worksurfaces and sink unit, built-in dishwasher, built-in oven and gas hob, radiator. Leading to:-

## Lobby

Door to rear garden, door to:-

## Cloakroom

Low level WC.

## Landing

Access to loft

## Bedroom One

Two double glazed windows to front, range of fitted wardrobes, radiator.

## Bedroom Two

Double glazed window to rear, radiator, range of fitted wardrobes.

## Bathroom

Fitted with a white suite comprising:- panel bath, low level WC, wash hand basin, radiator, vinyl flooring, double glazed opaque window to rear.

## Front Garden

With parking for up to two small cars,.

Tel: 01689 821904

## Rear Garden

A lovely terraced garden with borders.

## Studio / Outbuilding

Offering a variety of uses. With power and light.

## 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 76

Total Square Feet: Approximately 826

Room Dimensions: Per floorplan

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

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





## Floor Plan

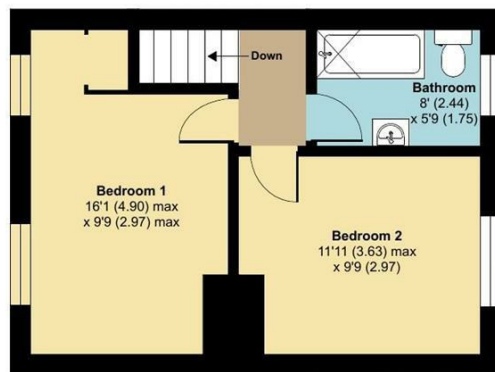
### Elmcroft Road, Orpington, BR6

Approximate Area = 826 sq ft / 76.7 sq m

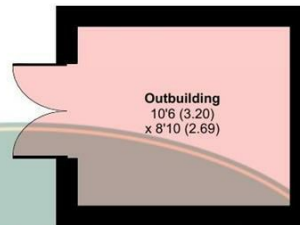
Outbuilding = 92 sq ft / 8.5 sq m

Total = 918 sq ft / 85.3 sq m

For identification only - Not to scale



FIRST FLOOR



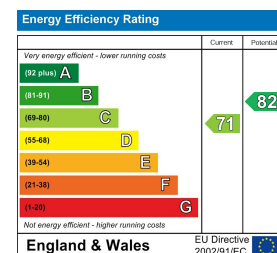
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edmund Estate Agents. REF: 1507906

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.