



1 Barden Grove, Orpington, BR5 2FJ

FREEHOLD

£550,000

Guide Price £550,000 - £575,000. This larger than average three bedroom, two bathroom family home requires internal viewing for the size and quality of the property combination to be fully appreciated. Amongst the many features is it's stunning extra large sized lounge with views over the secluded and landscaped rear garden. Offered on a no chain basis, this property is sure to attract much interest and as such, early viewing comes highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- MODERN KITCHEN & BATHROOM
- OFF STREET PARKING
- COUNCIL TAX BAND F

- SECLUDED GARDEN
- QUIET CUL DE SAC

Security front door with access to the hallway. Mottled double glazed windows, radiator with cover. Large understairs storage cupboard housing the meters. Large cloakroom housing a 2 piece suite comprising a low flush WC and vanity wash hand basin with partial tiling to the walls.

Kitchen 12'9 x 8'5 (3.89m x 2.57m)

Double glazed windows to the front. Extensive range of modern wall and base units finished in a shake style with complimenting wood effect work surfaces. One and a half bowl sink and drain units with mixed taps and plumbing for an integral dishwasher and washing machine. Integral fridge and separate freezer. Bosch induction hob, oven and extractor hood. Double radiator. Space for table. Spotlights.

Reception Room 15'5 x 14' (4.70m x 4.27m)

Double glazed French doors and windows overlooking the secluded rear garden. Double radiator.

First Floor Landing

Double glazed windows to the front.

Bedroom One 13'1 x 12'3 (3.99m x 3.73m)

Double glazed windows overlooking the secluded garden. Double radiator.

Bedroom Two 12' x 8'7 (3.66m x 2.62m)

Double glazed window to the front. Single radiator.

Family Bathroom 6'7 x 6'7 (2.01m x 2.01m)

Luxury 3 piece suite comprising bath with mix taps, separate shower attachment and glass screen. Low flush WC and vanity wash hand basin set into unit. Chrome rack radiator. Recessed spotlights.

Second Floor Landing

Storage cupboard and access to the master bedroom.

Extra Large Master Bedroom 17'9 x 11'9 (5.41m x 3.58m)

Double glazed windows to the front, single radiator. Extensive range of fitted wardrobes plus separate storage cupboard.

Ensuite Shower Room

Double width walk in shower with drench head and hand held attachments. Vanity wash basin set in it's own storage area. Low flush WC with chrome radiator.

Garden approx 45' in length (approx 13.72m in length)

Mainly laid to lawn with an extended patio area and a raised deck area which enjoy a high level of seclusion. There is side access and 2.5 car parking spaces.

