



Moorfield Road, Orpington, Kent, BR6 0HG

Price Guide £275,000 - £290,000

Freehold



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Description

Guide Price £275,000 to £290,000 With no onward chain, this well presented one bedroom Victorian cottage really must be viewed in order to be fully appreciated. The property is located within walking distance of Orpington High Street with it's range of shops, coffee shops, bars, restaurants and leisure facilities including the Odeon Cinema complex, as well as Orpington mainline station with it's fast and frequent service up to London. Local parkland, bus routes, and a selection of popular schools are also all close to hand. Benefitting from double glazing, and gas fired central heating, this house also has a courtyard style garden, and own parking space. accommodation comprises: a conservatory overlooking the courtyard, a lounge and kitchen to the ground floor, with a double bedroom and shower room on the first floor.

Conservatory

9'2" x 9'10" (2.79m x 3.00m)

With double glazed windows overlooking the courtyard style garden. Double glazed door to garden. Roof light. Ceramic tiled flooring. Downlighting. Cupboard housing meters.

Lounge

11'2" x 10'1" (3.40m x 3.07m)

With sash window and multi pane door leading to the conservatory. Panel radiator. Vinyl flooring. Corner low level cupboard with shelving above. Feature wall with chimney breast and display recess.

Kitchen

10'1" x 8'10" (3.07m x 2.69m)

Fitted with a selection of colour coordinated wall and base units, with worktops and inset stainless steel sink unit with mixer tap over. Appliance space. Double glazed window. Staircase leading to the first floor landing, and with storage cupboard beneath. Storage recess.

First Floor Landing

Deep recess for storage and housing the wall mounted gas fired combination boiler. Access to boarded loft via loft hatch. With doors to:-

Bedroom

10'0" x 9'6" (3.05m x 2.90m)

Double glazed sash window. Fitted cupboards to one wall. Panel radiator.

Shower Room

Fitted with a modern white suite comprising: low level WC, vanity wash hand basin in unit with cupboards beneath, and shower cubicle. Partly tiled walls. Double panel radiator. Double glazed obscure sash window. Recessed lighting. Extractor fan.

Courtyard Style Garden

Paved front garden. Private gate leads to a rockery area, with step down to:-

Parking Space

Hardstanding for one car,

Outside

There are also three storage sheds belonging to this property, located along the pedestrianised path at the rear of the property.

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: "C"

EPC Rating: "C"

Total Square Meters: 41 (approx.)

Total Square Feet: 441 (approx.)

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





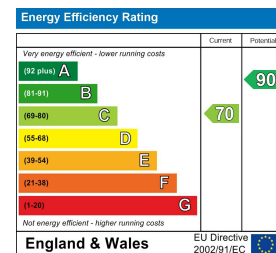
Floor Plan



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



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.