



## Tubbenden Lane, Orpington, Kent, BR6 9PS

£600,000 Freehold



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## Description

Most conveniently located for local shops, the R4 bus route, and Orpington mainline station, this particularly spacious three bedroom semi-detached bungalow is offered to the market with no onward chain. Tastefully decorated throughout, accommodation comprises: sizeable entrance hall, lounge overlooking the rear garden, a breakfasting kitchen, three good sized bedrooms, and a shower room. To the front, there is a private driveway, and a detached garage (ideal for storage) at the side, with slightly restricted access. The lovely secluded rear garden with a selection of plants and shrubs, as well as lawn and terrace, measures approximately 67'0". Very popular local schools are close by, including Newstead Wood School For Girls, Darrick Wood, Tubbenden, and St Olaves Boys' Grammar School. Orpington High Street offers a good selection of shops, coffee shops, bars and restaurants, as well as gyms, leisure centre and Odeon Cinema. Viewing comes highly recommended.

## Entrance Hall

A particularly spacious entrance hall. UPVc leaded light and stained glass effect entrance door to front. Single panel radiator. Deep airing cupboard housing hot water cylinder. Glazed panel onto the kitchen. Access to the loft space.

## Lounge

Double glazed sliding patio doors leading to the rear garden. Coving to ceiling. Feature marble effect fireplace with decorative mantel over and with coal effect gas fire.

## Kitchen

Fitted with a range of wall, base and drawer units

and shelving. Colour coordinated roll edge work tops with inset one and a half bowl sink unit with "swan neck" mixer tap over. Partly tiled walls with decorative inserts. Downlighting. Under cabinet lighting. Coving to ceiling. Double panel radiator. Larder cupboard with window and tiled shelf (and housing electric meter). Integrated appliances to include: four burner gas hob with extractor hood over and with oven under; dishwasher; under-counter fridge; and under-counter freezer. Double glazed window overlooking the rear garden.

## Lobby

Quarry tiled flooring. Double glazed diamond leaded light effect door to side. Deep utility shelf and with space and plumbing for washing machine beneath. Gas meter. Recess with wall mounted gas fired central heating boiler.

## Bedroom 1

Double glazed diamond leaded light effect window to front. Double panel radiator. Fitted with a range of bedroom furniture to one wall including wardrobes, and dressing table unit.

## Bedroom 2

Double glazed diamond leaded light effect window to front, and with single panel radiator beneath. Coving to ceiling. Fitted with a range of bedroom furniture to one wall including wardrobes (some with glass display fronts), and dressing table unit.

## Bedroom 3

Double glazed diamond leaded light effect window to side, and with single panel radiator beneath.

## Shower Room

Fitted with a white contemporary style suite

comprising:- corner shower cubicle; WC with concealed cistern; and vanity wash hand basin with drawer unit beneath. Marble effect fully tiled walls with decorative border, and ceramic tiled flooring. Single panel radiator. Downlighting. Extractor fan. Double glazed diamond leaded light effect frosted window to side.

### Front Garden

Laid to lawn with hedge and shrub borders. Crazy paved driveway. Timber double gates (with slightly restricted access) lead to:-

### Garage / Store

Detached. Up and over door to front. Personal door to side. Window to rear. Power and lighting.

### Rear Garden

approximately 67'0" (approximately 20.42m)  
Immediately behind the property, and to the side, there is terraced area, and two electronically controlled garden awnings. Then, mainly laid to lawn with well stocked and established plant, shrub and hedge borders. Trees. The rear boundary is secluded with conifer and hedge screening. Timber garden shed. Greenhouse. Outside lighting. Outside water tap.

### 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: "E"

EPC Rating: "C"

Total Square Meters (excluding garage): 85.4

Total Square Feet:(excluding garage): 920

Room Dimensions: As per floorplan

This floorplan is 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](mailto:orpington@edmund.co.uk)





## Floor Plan



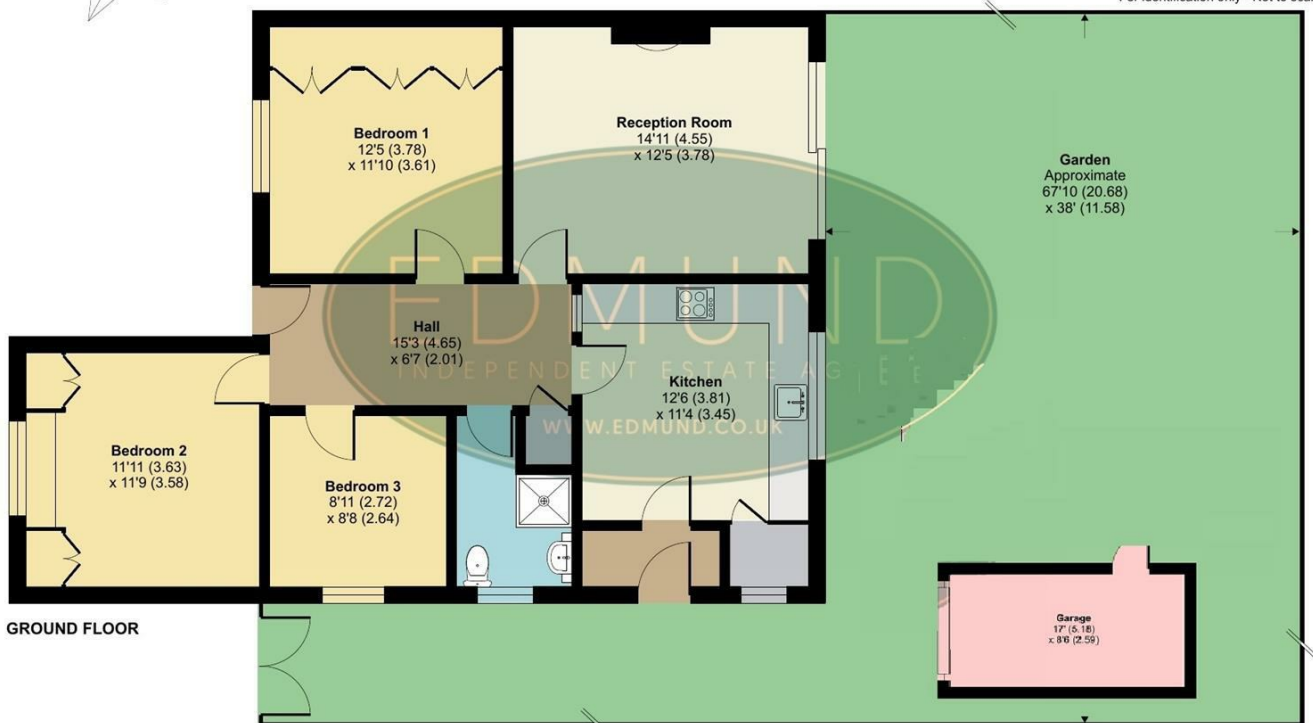
## Tubbenden Lane, BR6

Approximate Area = 920 sq ft / 85.4 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1065 sq ft / 98.8 sq m

For identification only - Not to scale

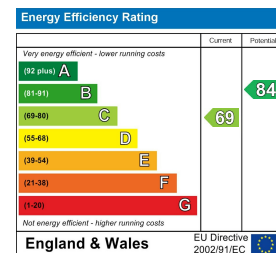


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Edmund Estate Agents. REF: 1129079

## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto: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.