



## 31 Ramsden Road

, Orpington, BR5 4LU

Price Guide £425,000



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## Description

Guide Price £425,000 to £450,000. A spacious and beautifully maintained family home situated in this slip road which backs onto the Harris Academy school and is opposite a small common to front. Internally the accommodation comprises 3 good sized bedrooms and a lovely bathroom on the first floor, whilst downstairs, is a well appointed double aspect lounge and a modern kitchen dining room with built in appliances and a utility room with front and rear access leading off. Benefits include gas central heating, double glazing, attractive floor coverings and cavity wall insulation. Permission has also been granted for a single storey rear extension. Outside is a large garden with an attractive patio and summer house. Not far from open countryside, Orpington High Street the property is on the R4 bus route. Internal viewing strongly recommended.

## Hall

Via UPVC front door, double glazed porthole window to side, solid oak flooring.

## Lounge

16'4 x 10'3

Double glazed patio doors to rear, double glazed window to front, attractive feature fireplace, 2 radiators.

## Kitchen/Dining Room

16'4 x 7'6 widening to 11'2

With a modern range of wall, base and drawer units with wooden worktops and tiled splash back. Plinth lighting. One and a half bowl sink and drainer unit with mixer tap over. Built-in dishwasher, built-in oven hob and extractor fan. Under stairs cupboard, breakfast bar, tiled flooring radiator, double glazed window to front.

## Utility Room

13'8 x 4'6 average

Double glazed door to front and rear, plumbing for washing machine and vent for tumble dryer,.

## First Floor Landing

Access to insulated and boarded loft, via retractable ladder, cupboard housing boiler.

## Bedroom

12'6 x 9'3 (3.81m x 2.82m)

Double glazed window to front, built-in cupboard, radiator.

## Bedroom

10'5 x 10'2

Double glazed window to front, radiator.

## Bedroom

9'8 x 6'7 (2.95m x 2.01m)

Double glazed window to front, radiator.

## Bathroom

Fitted with a white three piece suite comprising: shower bath, low level WC, wash hand basin. Fully tiled walls and flooring, double glazed opaque window to rear, spotlights.

## Rear Garden

Approximately 75ft with patio, hose tap, outside lighting and Summerhouse.

## Agents 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: TBA  
Total Square Meters: Approximately TBA  
Total Square Feet: Approximately TBA  
Room Dimensions: As per floorplan

This floorplan is an illustration purely to show the layout of the accommodation. It is not to scale. Approximate measurements are available on the sales particulars. Any queries should be directed to the agent.



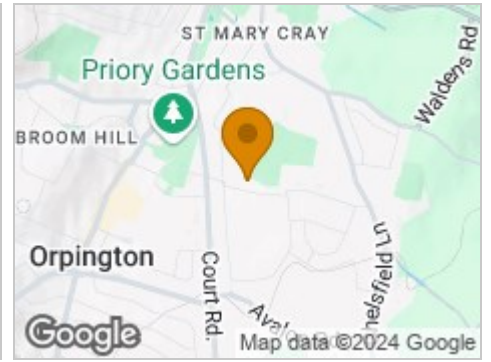
## Road Map



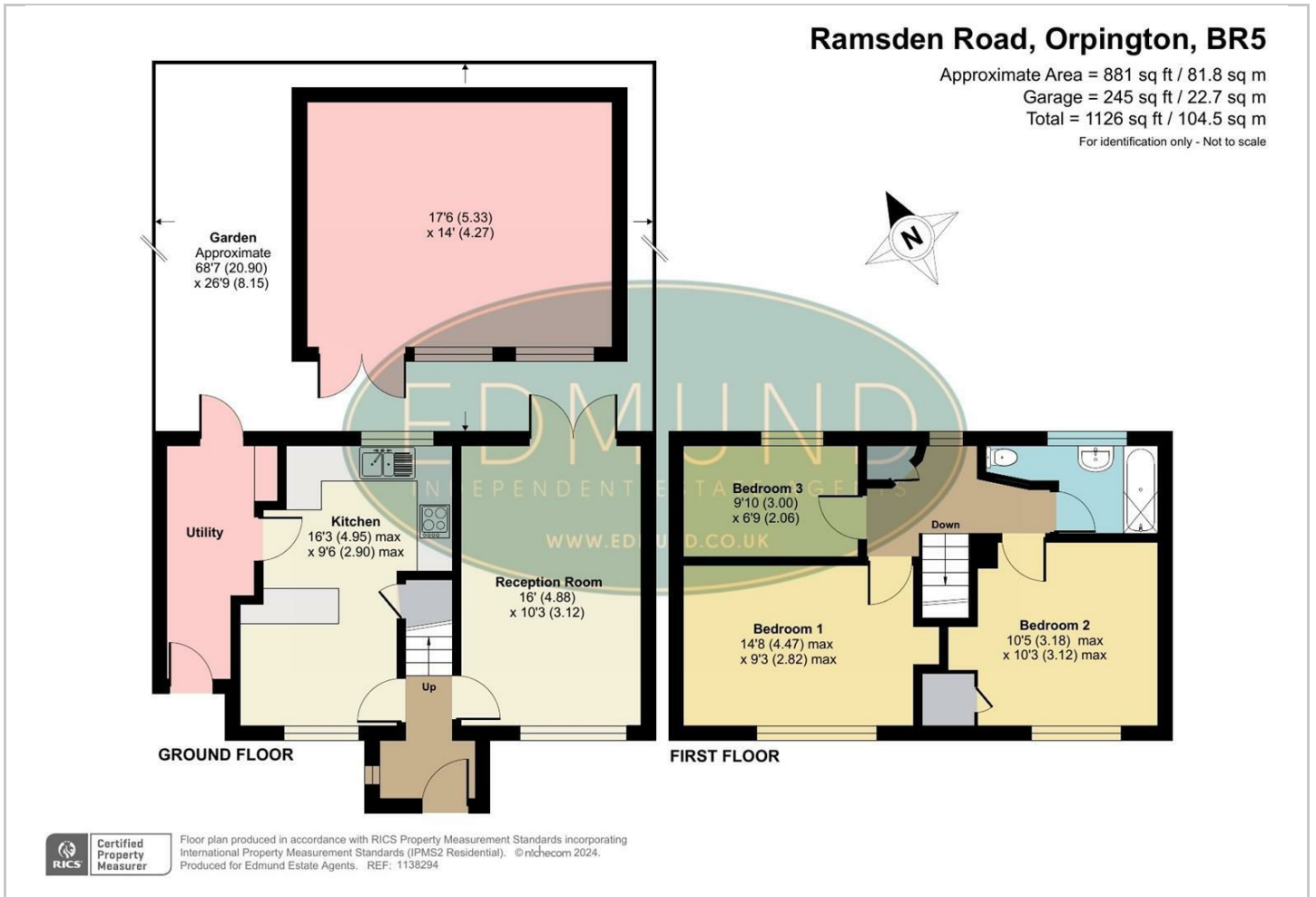
## Hybrid Map



## Terrain Map



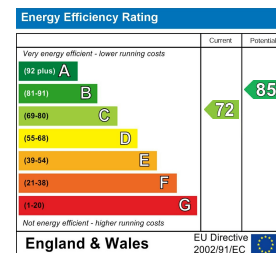
## Floor Plan



## 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



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