



Edmund Road, Orpington, Kent, BR5 4JJ

£395,000 Freehold



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## Description

Available for immediate viewing- call us now. Located in a pleasant residential area of Orpington, this two bedroom semi-detached bungalow is offered to the market with no onward chain. Accommodation on offer includes: a hallway, lounge opening onto a conservatory which in turn overlooks the rear garden, kitchen, two bedrooms, and bathroom. There is a rear garden measuring approximately 35'0", and a lawned front garden.

## Hallway

Entrance door to side. Access to loft space. Paneling to dado rail height. Laminate flooring.

## Lounge

15'2" x 11'0" max (4.62m x 3.35m max)

With exposed brick chimney breast and open fireplace, with shelved recess to one side, and mantel over. Windows and doorway to Conservatory. Double panel radiator. Dado rail. Coving to ceiling.

## Conservatory

15'10" x 5'7" (4.83m x 1.70m)

Paneling to dado rail height, then double glazed windows overlooking the rear garden. Double glazed door to side leading to the garden. Counter, top with appliance space under, and with wall unit above. Laminate flooring. Single panel radiator. Doorway to:-

## Kitchen

7'7" x 6'10" (2.31m x 2.08m)

Fitted with a range of wall, base and drawer units with colour coordinated marble effect worktops and up-end. Inset stainless steel one and a half bowl sink unit with mixer tap over. Partly tiled walls. Door to lounge. Double glazed window. Space and plumbing for washing machine. Integrated ceramic hob with extractor over, and with oven under. Wine rack. laminate flooring.

## Bedroom 1

13'0" max x 10'9" max (3.96m max x 3.28m max)

Double glazed bay window to the front. Picture rail. Coving to ceiling. Single panel radiator. Exposed brick chimney breast and open fireplace, with shelved recess to one side.

## Bedroom 2

8'10" x 7'5" (2.69m x 2.26m)

Double glazed window to the front, and with single panel radiator beneath. Coving to ceiling.

## Bathroom

Fitted with a white suite comprising: bath with tiled panel and with separate shower unit over, low level WC and pedestal wash hand basin. Partly tiled walls. Cupboard housing hot water cylinder. Downlighting. Double glazed frosted window to side. Double panel radiator.

## Front Garden

Laid to lawn.

## Rear Garden

40'0" approximatley (12.19m approximatley)

Ares of decking. Two timber garden sheds (one requiring attention). Artificial lawn. Plant and shrub borders. Hedges. Gated pedestrian side access. 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: "D"

EPC Rating: "D"

Total Square Meters: Approx. 46

Total Square Feet: Approx. 495

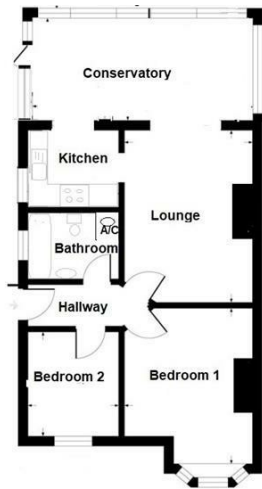
This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

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





## Floor Plan

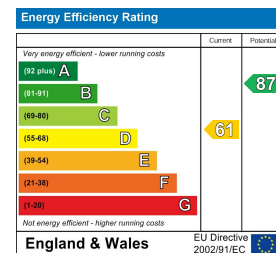


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## Viewing

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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