



## 1 Lamberhurst Close

, Orpington, BR5 4QE

£425,000

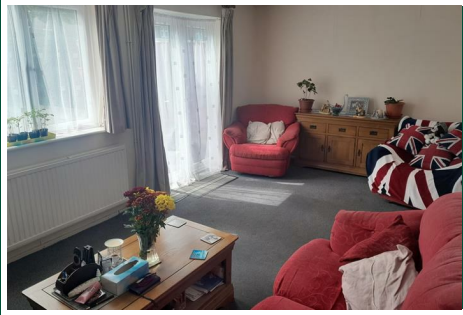




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, Orpington, BR5 4QE

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## Description

Much bigger than would first appear - this FOUR BEDROOM end-of-terrace house is located close to local shops in Eldred Drive, bus routes serving the High Street and Orpington Station, and schools including Blenheim Primary School, and The Harris Academy. The sizeable accommodation on offer comprises:- hallway, cloakroom, two reception rooms, kitchen and utility area all to the ground floor, with the four particularly spacious bedrooms and bathroom upstairs. Outside, to the front there is parking for two cars, and the rear garden is neatly presented with an area of decking for outside entertaining, and lawn. The property is well presented, benefits from double glazing and gas fired central heating. For those seeking lots of space with an adaptable layout, at an affordable price here in Orpington, viewing comes highly recommended.

## Hallway

UPVC entrance door to front with stained glass and leaded light effect inserts. Laminate flooring. Double panel radiator. High level double glazed window to side.

## Cloakroom

Fitted with a white suite comprising:- low level WC; and vanity wash hand basin with cupboards beneath. Marble effect partly tiled walls. Laminate flooring. Double glazed window to front.

## Lounge

Double glazed window and double glazed French doors onto the rear garden. Double panel radiator.

## Dining Room

Half glazed door from Lounge. Double glazed window to side. Panel radiator within decorative cabinet. Opening onto:-

## Kitchen

Fitted with a white range of wall, base and drawer units with colour coordinated work tops and inset single bowl single drainer sink unit with "swan neck" tap. Under cabinet lighting, and partly tiled walls. Appliance space and gas point for freestanding slot-in gas cooker, and space for freestanding under counter fridge. Large utility cupboard housing wall mounted gas fired combination boiler, and with space beneath for freestanding freezer. Double glazed window to front.

## Inner Lobby

Staircase leading to the first floor landing, and with deep storage recess beneath.

## Utility Area

Wall unit. laminate flooring. Deep storage recess. Space and plumbing for washing machine, and additional appliance space.

## First Floor Landing

With single panel radiator on the half landing, and suspended ceiling with roof light.

## Bedroom 1

Large double glazed window to front. Panel radiator in decorative cabinet. Fitted cupboards surrounding the bed recess.

## Bedroom 2

Double glazed window overlooking the rear garden,

and with single panel radiator beneath. Laminate flooring. Fitted cupboards surrounding, and above the bed recess.

### Bedroom 3

Double glazed window to front, and with single panel radiator beneath. Laminate flooring.

### Bedroom 4

Double glazed window overlooking the rear garden., and with single panel radiator beneath. Built-in cupboard.

### Family Bathroom

Fitted with a modern white suite comprising:- bath with tiled side panel, folding shower screen, and with shower attachment over bath; low level WC; and pedestal wash hand basin. Downlighting. Fully tiled walls with decorative border at dado rail height. Ladder style radiator.

### Front Garden

Block paved and offering off road parking. Area of artificial lawn. Borders. Two outdoor cupboards.

### Rear Garden

Decked area behind the property, then laid to lawn with borders. Timber garden shed. Gated pedestrian rear access.

### Agent's Notes

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: C

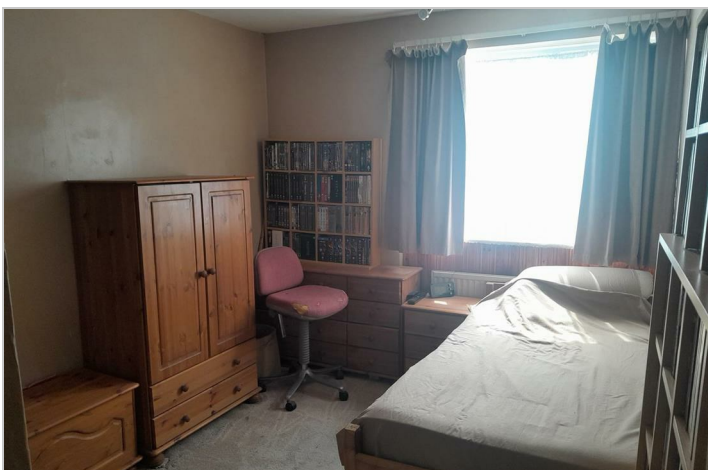
Total Square Meters: 95 approx.

Total Square Feet: 1026 approx.

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)



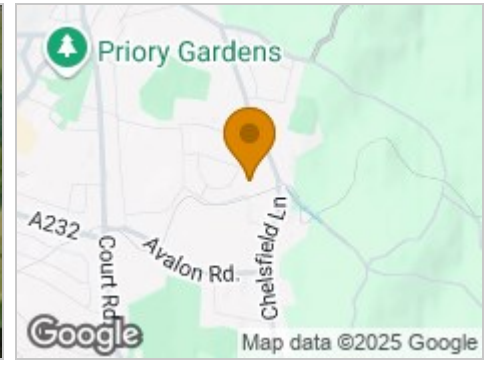
## Road Map



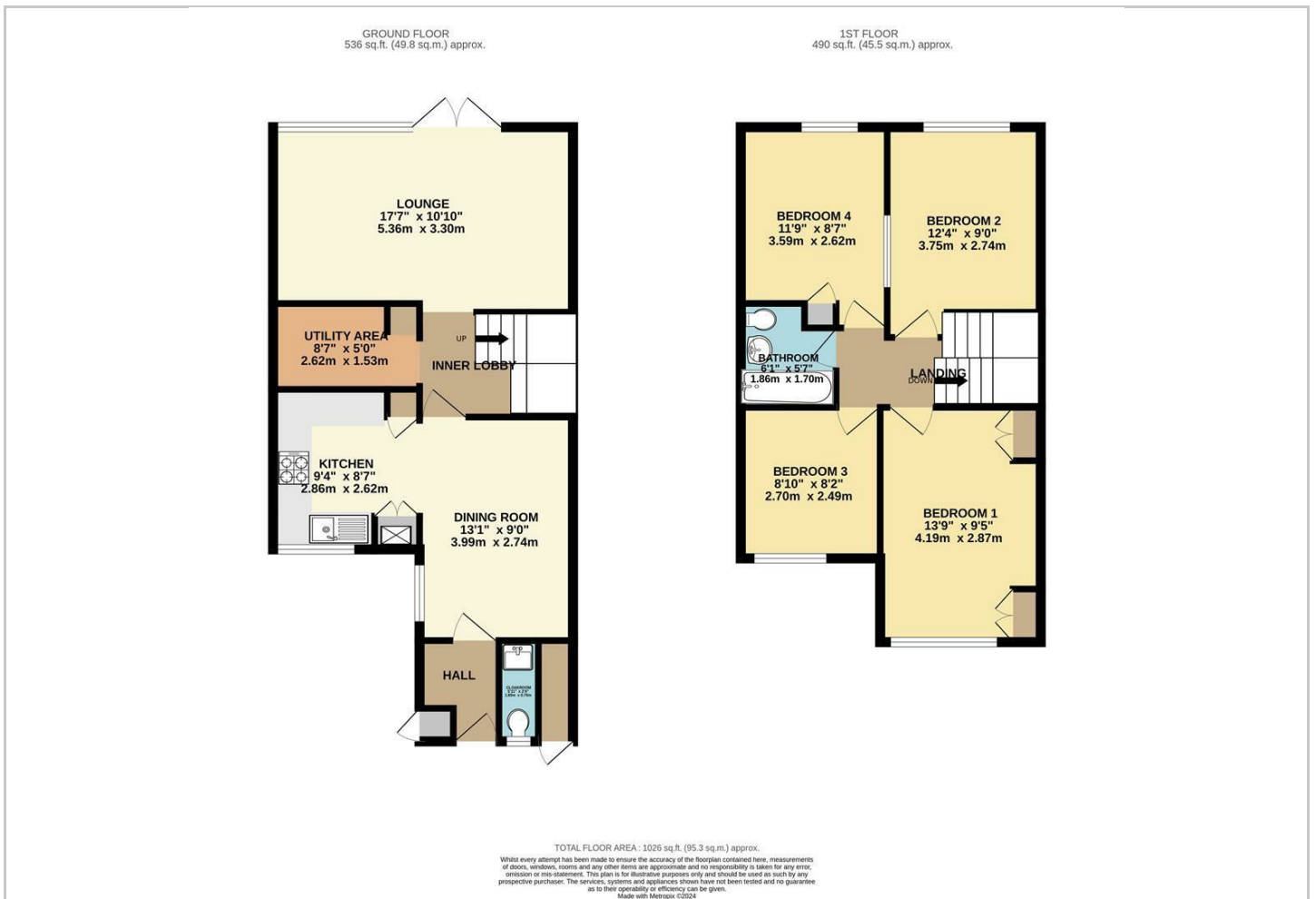
## Hybrid Map



## Terrain Map



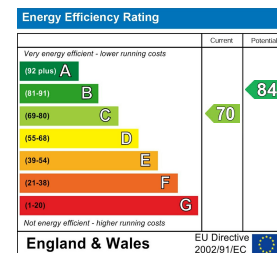
## Floor Plan



## 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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