



Beddington Road, Orpington, Kent, BR5 2TG

Offers Over £425,000 Freehold



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Description

Set back from the road, and overlooking a small green to the front, this semi-detached house is situated in a quiet backwater, and backs directly onto Scadbury Nature Reserve. Currently offering two double bedrooms, the property offers tremendous potential by easily dividing the master bedroom to create a further bedroom (both already with a window and radiator in place). The property is very well presented, and features most attractive polished laminate flooring to the majority of the rooms as well as the staircase. The rear garden is well secluded, and a lovely peaceful haven to relax, or entertain. Similarly the pretty and enclosed front garden is approached via a wrought iron gate, and is well maintained with paving and borders. Located just off the ever-popular St Paul's Wood Hill, local schools, bus routes and local station and shops are all accessible. Viewing comes highly recommended in order to appreciate all that this fantastic property has to offer.

Entrance Hall

Attractive UPVc entrance door to front, with adjacent full height frosted glass sidelight. Electric meter cupboard. Attractive polished laminate flooring and this continues on the stairwell leading to the first floor landing.

Lounge

Double glazed bow window with leaded light effect inserts. overlooking the green to the front. Most attractive 'parquet' effect polished laminate flooring. Coving to ceiling. Dado rail. Double panel radiator. Attached attractive cast iron effect fire surround. Folding decorative etched glazed door leading to:-

Kitchen / Diner

Fitted with a selection of wall, base and drawer units with colour coordinated marble effect worktops, and inset stainless steel sink unit. 'Mosaic' effect partly tiled walls. Cupboard housing wall mounted gas fired combination boiler. Double glazed window overlooking the rear garden. Space for slot in cooker with adjacent gas point. Space for freestanding washing machine and freestanding dishwasher with plumbing. Space for freestanding tumble dryer, and for freestanding upright fridge/freezer. Single panel radiator.

Rear Lobby

Tiled flooring. UPVc door to the side leading to the garden. Deep understairs cupboard. Additional storage cupboard.

First Floor Landing

Double glazed window to the side. Access to the loft space via hatch. Built-in shelved linen cupboard. Attractive polished laminate flooring.

Bedroom 1

With two double glazed windows with leaded light effect inserts, overlooking the green to the front. Two panel radiators within decorative cabinets. Dado rail. Deep over stairs bulkhead cupboard. Attractive polished laminate flooring. Built-in bedroom furniture to one wall including cupboards, and dressing table unit with additional cupboards above.

** It is worth noting, that this room could easily be divided to create two bedrooms, if required- both their own windows, and radiators - as has been done in many other similar houses in the immediate area.

Bedroom 2

Double glazed window with lovely views over the rear garden, and with panel radiator within decorative cabinet beneath. Dado rail. Attractive polished laminate flooring. Built-in double doored cupboard, with additional cupboard above.

Shower Room

Fitted with a modern white suite comprising: large double shower cubicle with large "rain drop" shower head, plus hand held attachment; and vanity wash hand basin with cabinet beneath. Extractor fan. Heated towel rail. Matching colour coordinated tiling to walls, and floor. Double glazed frosted window to rear.

Separate WC

Fitted with a white low level WC. Matching colour coordinated tiling to walls, and floor. Double glazed frosted window to rear.

Front Garden

Wrought iron gate and steps lead down from the communal green. Attractively paved area with inset borders. There is a wrought iron gate to the side, which leads to:-

Rear Garden

Backing directly onto Scadbury Nature Reserve, and with rear gate. Very well secluded. Immediately to the rear and to the side of the house there is a paved area, ideal for sitting. Then, laid to lawn with borders. Built-in outside store. Storage shed. Outside lighting. Outside water tap. Cupboard housing gas meter. The rear garden is a lovely feature of this 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: "D"

EPC Rating: "C"

Total Square Meters: Approx. 77.4 (inc outbuilding)

Total Square Feet: Approx. 834 (inc outbuilding)

Measurements: As per floorplan

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





Floor Plan

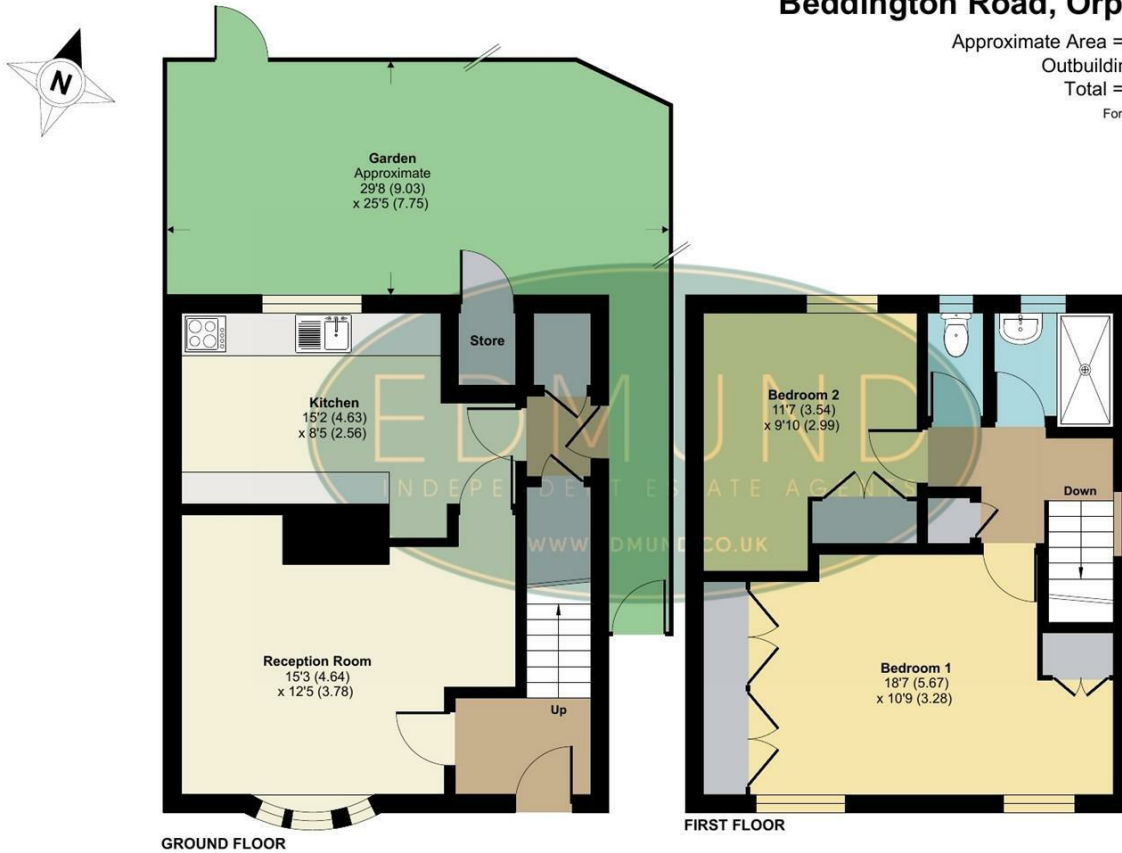
Beddington Road, Orpington, BR5

Approximate Area = 825 sq ft / 76.6 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 834 sq ft / 77.4 sq m

For identification only - Not to scale

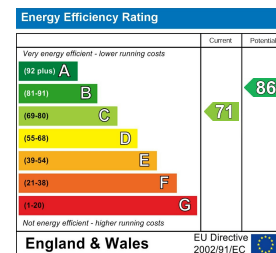


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Edmund Estate Agents. REF: 1176689

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



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