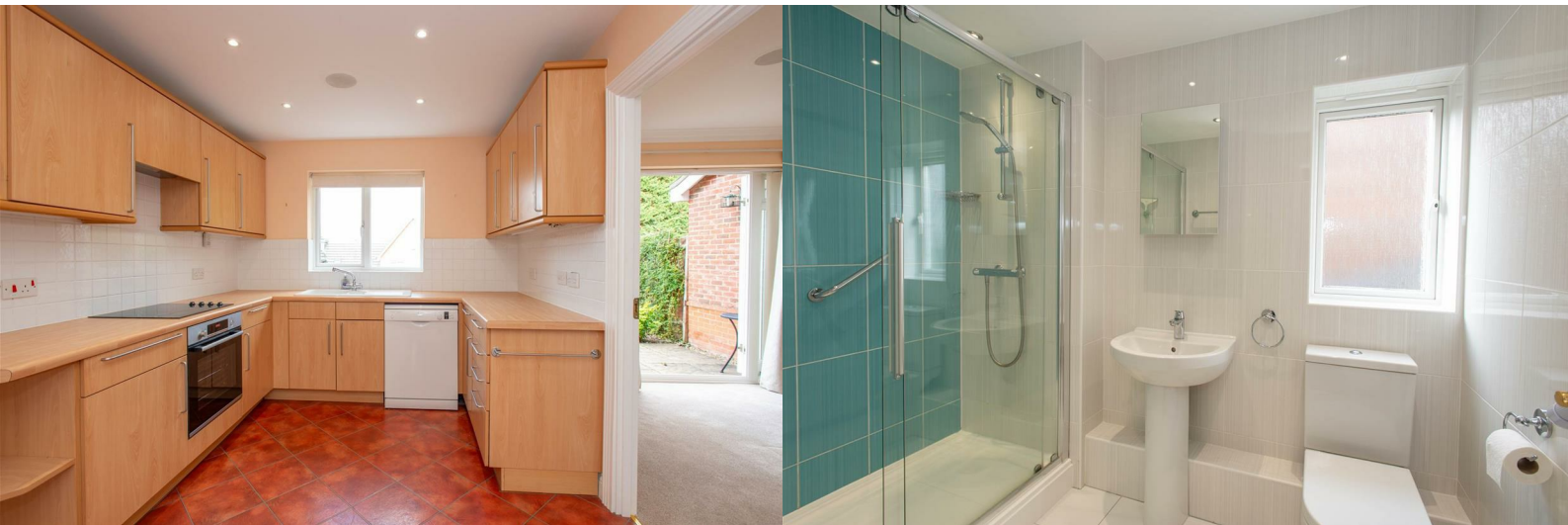




Newlyn Close, Orpington, Kent, BR6 9XN

£640,000 Freehold



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## Description

With keys held for immediate viewing, this "chain-free" link-detached family home really must be viewed to be fully appreciated. Located on the ever-popular Maples Development on the favoured south side of town, the property is just a short distance from highly regarded schools including St Olaves Grammar school For Boys, plus Warren Road, and Holy Innocents primary schools. Orpington Mainline Station with a fast and frequent service to London is close by, as is Orpington High Street with it's vast array of shops, leisure facilities, bars, restaurants and Odeon Cinema complex. Internally, the property is tastefully decorated, and features include an attractively refitted family shower room, a further en-suite shower room to the master bedroom, two reception rooms, and good sized kitchen. There is also a downstairs cloakroom, the majority of the original integral garage is now a very serviceable utility room with storage, and some windows have attractive internal blinds. The rear garden measuring approximately 40'0", has an approximately westerly aspect and is laid out for ease of maintenance with terraced and graveled areas. There is a private driveway with parking to the front.

## Hall

UPVc entrance door to front with leaded light effect inserts. Double panel radiator. Coving to ceiling. Staircase leading to the first floor landing, and with cupboard under. Additional cloaks cupboard.

## Cloakroom

Fitted with a white suite comprising:- low level WC; and wall mounted wash hand basin. Partly tiled walls with decorative border. Single panel radiator. Laminate flooring. Extractor. Attractive 'porthole' double glazed multi pane effect obscure window to the front.

## Lounge

14'8" x 10'6" (4.47m x 3.20m)

Double glazed window to front with multi pane effect inserts; and with internal blinds. Double panel radiator. Coving to ceiling. Through to:-

## Dining Room

10'6" x 8'8" (3.20m x 2.64m)

With double glazed French doors, and adjacent full height windows onto the rear garden. Double panel radiator. Coving to ceiling. Door leading to:-

## Kitchen

13'9" x 8'11" (4.19m x 2.72m)

Fitted with a range of wall, base and drawer units with woodblock effect worktops. Inset colour coordinated one and a half bowl sink unit with mixer tap over. Under cabinet lighting. Partly tiled walls. Double glazed window overlooking the rear garden. Integrated electric ceramic hob, with extractor over, and electric oven under. Single panel radiator. Display shelving. Downlighting. Door leading to:-

## Utility Room

16'10" x 9'2" (5.13m x 2.79m)

being the majority of the original integral garage. Door leading to Storage room to the front. Fitted with a range of wall, base and drawer units with woodgrain effect worktops. Partly tiled walls. Double panel radiator. UPVc door leading to the rear garden./ Space and plumbing for washing machine, and other freestanding appliances. Wall mounted gas fired combination boiler.

## First Floor Landing

Access to the loft space. Coving to ceiling. Deep storage cupboard (original airing cupboard).

## Bedroom One

13'10" max x 12'5" max (4.22m max x 3.78m max)

Double glazed bow window to front with multi pane effect inserts; with internal blinds; and with single panel radiator beneath. Coving to ceiling. Built-in double doored wardrobe. Door to:-

## En-Suite Shower Room

Fitted with a white suite comprising:- fully tiled shower cubicle; inset oval vanity wash hand basin within surround and with

Tel: 01689 821904

cupboard under; and low level WC. Fully tiled walls. Downlighting. Double panel radiator. Double glazed multi pane effect obscure window to the front. Extractor.

### Bedroom Two

11'1" max x 10'5" max (3.38m max x 3.18m max)

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling. Built-in double doored wardrobe.

### Bedroom Three

9'1" x 8'1" (2.77m x 2.46m)

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling. Laminate flooring.

### Family Shower Room

Most attractively re-fitted with a walk-in shower cubicle with feature colour coordinated tiled wall; low level WC; and pedestal wash hand basin. Fully tiled walls, and ceramic tiled flooring. Extractor. Downlighting. Single panel radiator. Double glazed obscure window to the side.

### Front Garden

Block paved own driveway providing parking for one vehicle. The majority of the front garden is nearly raveled for ease of maintenance, with borders.

### Storage (Front part of original garage)

9'6" x 3'7" (2.90m x 1.09m)

Roller shutter door to front. Internal door to the utility room. Light.

### Rear Garden

approaching 40'0 max (approaching 12.19m max)

With an approximately westerly aspect. The garden is in tiers leading downwards, and attractively laid out for ease of maintenance. Immediately behind the house, there is a terraced area. Areas of gravel with plant, shrub and hedge borders. 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"

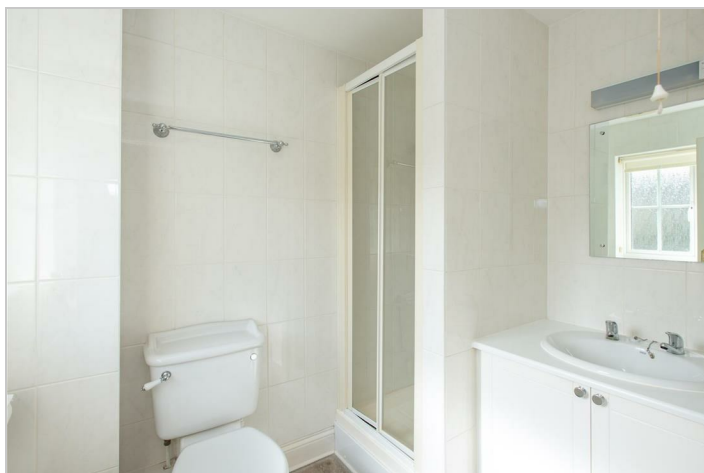
EPC Rating: "C"

Total Square Meters: Approx. 94

Total Square Feet: Approx. 1011

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale.

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





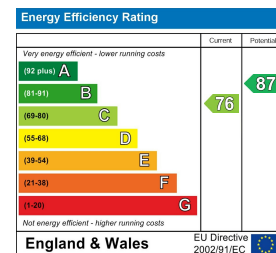
## Floor Plan



## 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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