



## 49 High Street

, Orpington, BR6 7BB

Guide Price £500,000 - £525,000  
Freehold



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## Description

Guide Price £500,000 - £525,000. This attractive terraced house built by Berkeley Homes in the late 1980s, is situated in the charming village of Farnborough, on the edge of local countryside, ideal for dog walking and escaping the hustle and bustle of city life, yet it is within easy access of local towns including Locksbottom, Green St Green and Orpington. The accommodation comprises 3 bedrooms (master with ensuite) and a family bathroom on the first floor, whilst downstairs there is a cloakroom, modern kitchen (with appliances) and a reception/dining room. Benefits include UPVC double glazing, soffits and fascias, gas central heating, vertical blinds, and the property has been well maintained. Outside is an attractive, low maintenance, landscaped garden and a good sized garage with private driveway. In the village itself, there are a number of local shops, an outstanding primary school, a choice of pubs and public transport to the aforementioned areas and beyond. Offered with no onward chain, internal viewing is strongly recommended.

## Entrance Porch

Dual aspect with partly tiled floor.

## Entrance Hall

Stairs to first floor, radiator.

## Cloakroom

Low level toilet, radiator, double glazed opaque window to front, pedestal wash hand basin.

## Kitchen

Range of matching wall and base units, 1 1/2

stainless steel sink and drainer, mixer tap, double glazed window to front, wall mounted boiler, washing machine, dishwasher, built in gas hob, extractor fan hood and double oven, breakfast bar, vinyl flooring.

## Reception/Dining room

French door to rear with full length side light, under stairs cupboard, 2 radiators.

## Landing

Access to insulated loft, with retractable ladder. Airing cupboard with cylinder.

## Bedroom

Double glazed window to rear, radiator, fitted and built in wardrobes.

## Ensuite shower

Fully tiled shower, low level toilet, pedestal wash hand basin, part tiled walls, radiator.

## Bedroom

Double glazed window to front, mirror fronted wardrobes, radiator.

## Bedroom

Double glazed window to rear, radiator.

## Bathroom

Coloured suite comprising panelled bath mixer tap and shower attachment, low level toilet, pedestal wash hand basin, double glazed opaque window to front, radiator.

## Rear Garden

Landscaped with 2 patio areas.

## Garage

Electric up and over door, power and light, door to rear, overhead storage.

## 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: C

Approximate Area 874 sq ft / 81.1 sq m

Garage 138sq ft / 12.8 sq m

Total 1012 sq ft/ 93.9 sq m

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

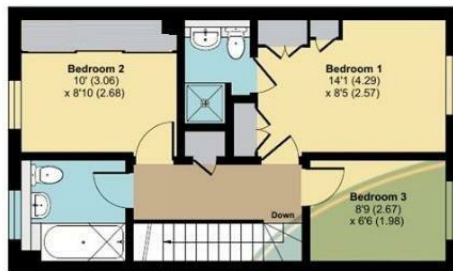
### High Street, Farnborough, Orpington, BR6

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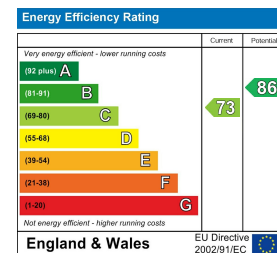
For identification only - Not to scale



## 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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