



Tubbenden Drive, Orpington, Kent, BR6 9PA

£800,000 Freehold





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## Description

NO ONWARD CHAIN. Located within the Darrick Wood school catchment and several other highly regarded schools, this substantial family home has been extended and refurbished. Accommodation includes a 21'5" x 18'6" max Garden room & dining Area with bi-folding doors on to the lovely secluded 80' plus rear garden, a separate lounge, fitted kitchen with appliances, separate utility room and attractive shower room to the ground floor. Those with creativity can possibly see the potential to create a ground floor annexe (subject to usual consents). Upstairs, are the four bedrooms (three doubles) and the bathroom. The property benefits from carpets and floor coverings, Worcester Bosch combination boiler as well as double glazing. There is an integral garage plus block paved driveway offering parking to the front. The house is conveniently placed for other sought-after schools including St Olave's, Newstead Wood, and Tubbenden, as well as local shops and bus routes serving a number of destinations

## Porch

With double glazed entrance door to front and with double glazed windows to front and side.

## Hallway

A bright spacious hallway with attractive double glazed multi paned entrance door to front, oak effect flooring, double panel radiator, stairs to first floor with cupboard under.

## Downstairs Shower Room

Refitted with a white suite comprising:- corner shower cubicle with power shower, low level WC with soft close seat, contemporary style vanity wash hand basin with cupboard beneath, extractor fan, slate effect flooring. Heated towel rail.

## Reception Room

With large eight pane double glazed bay window to front with curved double panel radiator beneath, coving to ceiling, contemporary style, wall light points, attractive fire surround with coal effect electric fire.

## Garden Room and Dining Area

A most impressive, and very bright room with double glazed

bi-folding doors opening directly on the rear garden and with three Velux style roof windows providing the room with extra light, oak effect flooring, three double panel radiators, downlighting, feature display niche within chimney breast, opening onto:-

## Kitchen

Attractively appointed with a range of "Shaker" style wall, base and soft close drawer units, colour co-ordinated granite effect worktops, integrated appliances including dishwasher, 70/30 fridge/freezer, freestanding Belling duel fuel aga style double electrical cooker with five ring gas burner, stainless steel splashback and with extractor canopy above (with external vent system), downlighting, slate effect flooring, inset stainless steel one and a half bowl sink unit with mixer tap over, double panel radiator, double glazed window overlooking the rear garden, additional Velux style roof window, door to:-

## Utility Room

Matching base units and marble effect worktops, slate effect flooring, inset stainless steel single bowl single drainer sink unit with mixer tap over, extractor, downlighting, wall mounted Worcester Bosch combination boiler.

## Landing

Full length double glazed obscure window to side, access to loft (with ladder, and lighting), built-in shelved cupboard with additional cupboard above.

## Bedroom 1

Large eight pane double glazed bay window to front with curved double panel radiator beneath, additional double panel radiator.

## Bedroom 2

Large double glazed window overlooking the rear garden with double panel radiator beneath.

## Bedroom 3

A bright room with double glazed window overlooking the rear garden and extending to the side of the property, and additional porthole window to front, double panel radiator.

Tel: 01689 821904

## Bedroom 4

Double glazed window overlooking the rear garden with double panel radiator beneath, coving to ceiling.

## Bathroom

Fitted with a white contemporary suite comprising:- panel bath with shower screen and shower attachment over, low level WC with soft close seat, pedestal wash hand basin, complimentary colour co-ordinated tiling, slate effect flooring, double glazed obscure windows to side and front, heated towel rail, downlighting.

## Integral Garage

Up and over door to front, double glazed window to side, power and light, with potential for storage space within rafters.

## Front Garden

Block paved own driveway providing ample off road parking and access to the garage. Borders.

## Rear Garden

In excess of 80'0" (In excess of 24.38)

Tapering towards the rear boundary. A feature of the property encompassing areas of crazy paved terrace, shaped lawn, well stocked plant shrub and hedge borders, fruit and other trees, gated pedestrian side access, outside water tap, further seating area. Timber garden shed on concrete plinth (which could easily take a green house if the new owner wanted to erect this instead).

## 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: "F"

EPC Rating: "C"

Total Square Meters: Approx. 147.7 including garage

Total Square Feet: Approx. 1590 including garage

Room Dimensions: 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

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



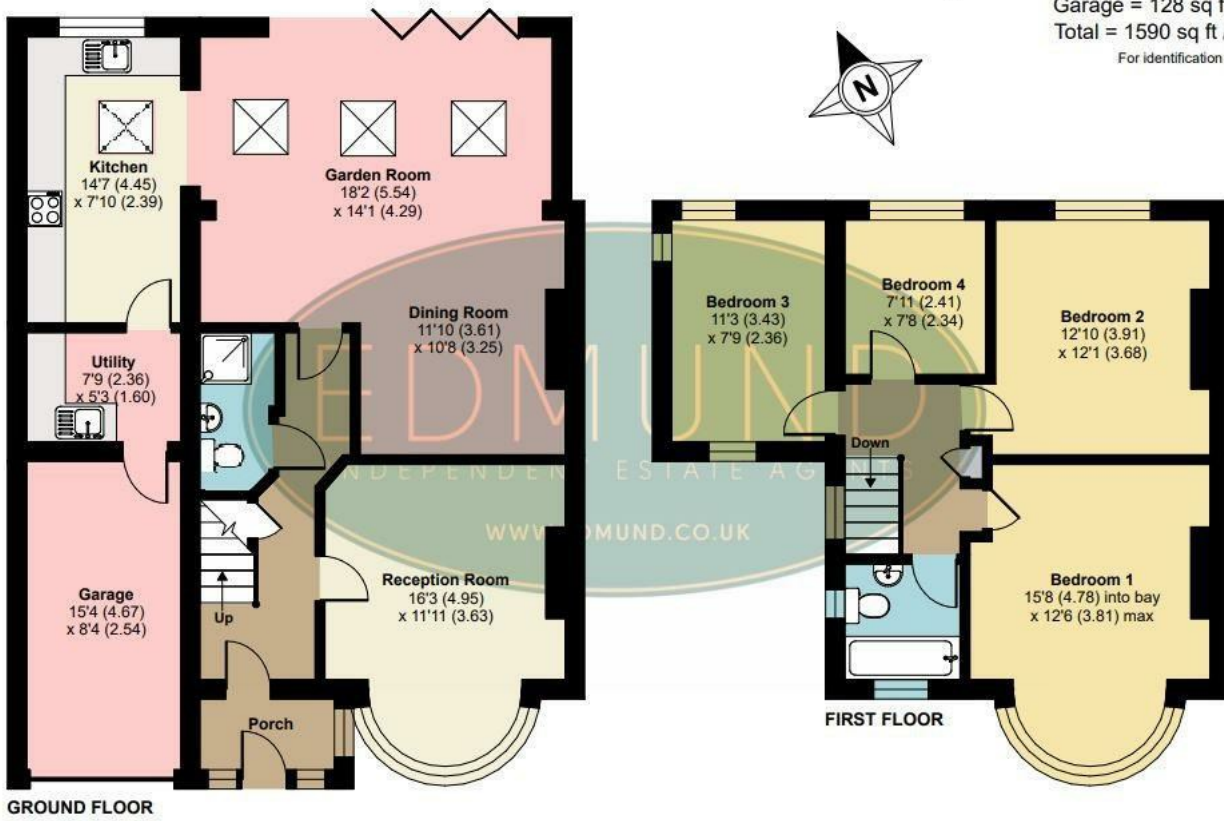




## Floor Plan

## Tubbenden Drive, Orpington, BR6

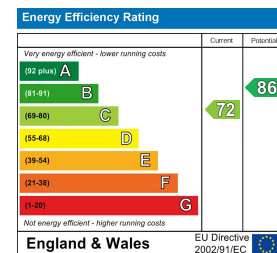
Approximate Area = 1462 sq ft / 135.9 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 1590 sq ft / 147.7 sq m  
 For identification only - Not to scale



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.