



167 Court Road

, Orpington, BR6 0PX

£450,000



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## Description

This conveniently located semi-detached bungalow is set back from the road behind a wide grass verge, and viewing is highly recommended to appreciate all that this property has to offer. The modernised, and well presented accommodation includes a cosy lounge which opens up onto a conservatory; a dining room (bedroom 2) with staircase leading to a very useful hobbies room/office/loft room; master bedroom with fitted wardrobes; plus an attractively refitted kitchen, and equally impressive shower room. The beautiful rear garden measures some 70'0 and really does complement this bungalow. To the front there is ample parking, and (restricted) access to the garage/store.

## Porch

With double glazed sliding patio doors to front.

## Entrance Hall

Woodgrain effect double glazed entrance door and adjacent window to front. Coving to ceiling. Picture rail. Single panel radiator. Linen cupboard. Built-in cloaks cupboard.

## Lounge

13'8" x 12'11" (4.17 x 3.94)

Attractive Celsi Ultiflame Aleesia Electric fire.. Wall light points. Double panel radiator. Coving to ceiling .Picture rail. Double glazed sliding patio doors leading to:-

## Conservatory

With double glazed windows and doors onto the rear garden

## Dining Room (Original Bedroom 2)

12'11" max x 10'11" (3.94 max x 3.33)

Double glazed window to front, and with double panel radiator beneath. Picture rail. Open tread staircase leading to the loft room.

## Kitchen

10'0" x 9'6" (3.05 x 2.9)

Attractively refitted with a range of "Shaker" wall, base and drawer units. Attractive worktops and upstands. Complementary tiling. Display shelving. Downlighting and recessed display lighting. Inset colour coordinated single bowl single drainer sink unit with mixer tap over. Integrated fridge. space and plumbing for washing machine. Integrated 4 ring gas hob with stainless steel splashback, and oven beneath.

## Master Bedroom

12'11" x 9'0" (3.94 x 2.74)

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling. Picture rail. Fitted with a range of wardrobes to one wall.

## Shower Room

Attractively refitted with a white contemporary style suite comprising:- corner shower cubicle with large "rain drop" shower head, low level WC, and inset vanity wash hand basin with cabinets beneath. Ceramic tiled flooring. Downlighting. Fully tiled walls. Built-in cupboard. Ladder style radiator. Double glazed obscure windows to both front and side.

## Hobbies Room/Office/Loft Room

15'8" x 11'10" - 6'8" min (4.78 x 3.61 - 2.03 min)

With sloping ceilings. Velux window to rear. Laminate flooring. Access to eaves. Large walk-in storage cupboard with lighting and also housing the gas fired central heating boiler.

## Front Garden

The property is set back from the road. Crazy paved own driveway and parking area. Borders. Timber double gates lead to:-

## Garage / Store

With restricted vehicular access from the front of the property, and ideal for storage. Up and over door to front. Personal door and window to the side.

## Rear Garden

Approximately 70'0" (Approximately 21.34)

A most attractive feature of this property. With timber gated pedestrian side access. Crazy paved terrace, and then mainly laid to lawn with borders containing a selection of plants and shrubs. Hedge and tree screening. Outside water tap. Summerhouse. Timber garden shed.

## 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"

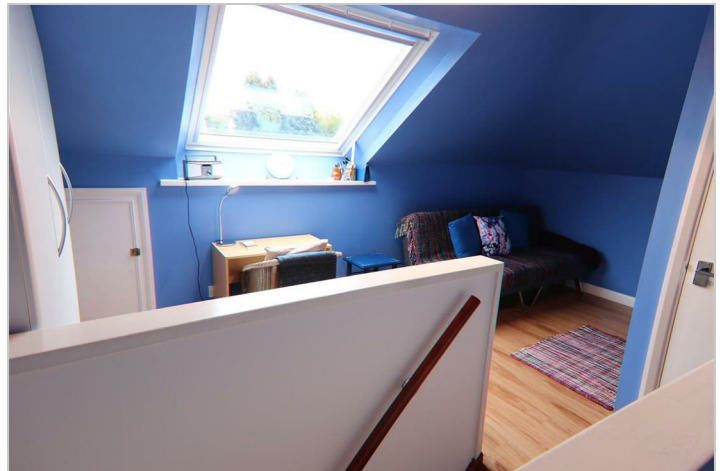
EPC Rating: "D"

Total Square Meters: 93

Total Square Feet: 1002

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

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



## Road Map



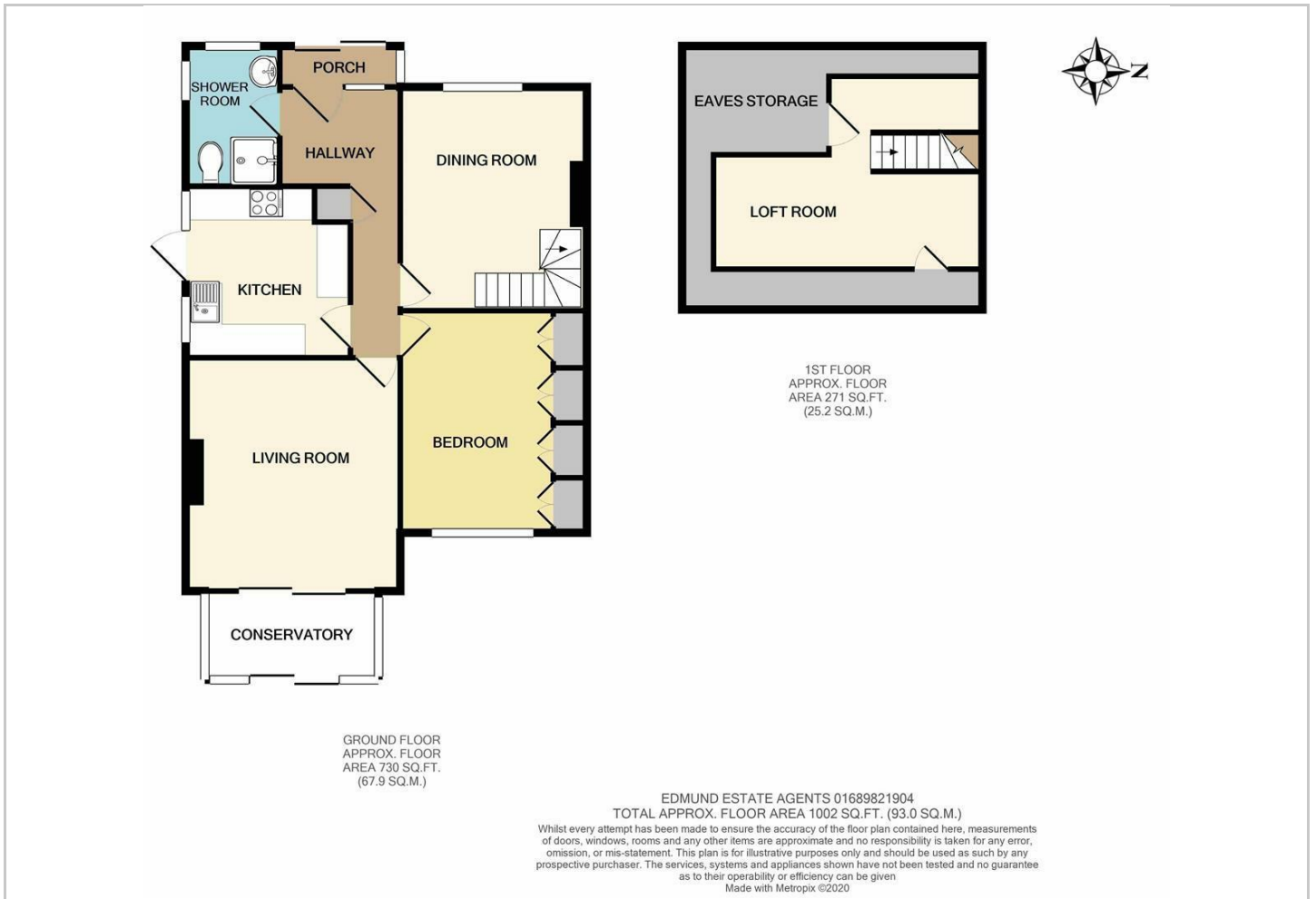
## Hybrid Map



## Terrain Map



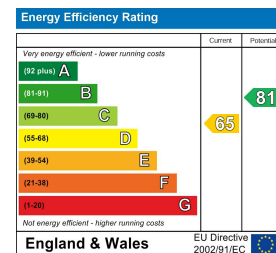
## Floor Plan



## 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



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.