



12 Monks Way

Crofton, Orpington, BR5 1HN

Price Guide £700,000



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Description

Guide Price £700,000 to £725,000 Situated in this much sought-after pleasant side road, this detached bungalow is offered to the market with the advantage of no onward chain. Upon entering the property, there is a hallway with parquet flooring, and this continues into the lounge. Off the lounge there is a conservatory which runs the width of the property, and overlooks the rear garden. Accommodation also includes a good sized kitchen, two double bedrooms, bathroom and separate WC. The lovely, peaceful rear garden measures approximately 61'0 and includes a terrace, plus an area of lawn, and is well secluded. To the front, there is a private driveway allowing for off road parking, and providing access to the garage. Located just off Crofton Lane, the property is ideally located for bus routes, and there are shops at Norman Hall. Orpington and Petts Wood High Streets, together with their respective train stations are both accessible, as are favoured schools including Darrick Wood, and Crofton.

Hallway

Entrance door to side with leaded and stained glass inserts. Parquet flooring. Single panel radiator. Access to loft, with window. Shelved linen cupboard with panel radiator, and extra cupboard above. Double doored cloaks cupboard.

Lounge

Parquet flooring. Attractive marble effect fireplace with decorative mantel over, and with fitted coal effect fire. Two double glazed diamond leaded light effect windows to the side. Wall light points. Coving to ceiling. Double glazed sliding patio doors onto the conservatory.

Conservatory

With double glazed windows, and two sets of French doors leading onto the rear garden. Lighting. Double panel radiator. Door to:-

Kitchen

Fitted with a range of light oak effect wall, base and drawer units, and with marble effect worktops with inset stainless steel single bowl sink unit. Partly tiled walls with decorative inserts. Large double glazed windows both to the side, and to the rear. Double panel radiator. Wall mounted gas fired central heating boiler. Shelving. Appliance space including plumbing for washing machine, and slimline dishwasher, plus gas point for cooker, with extractor hood over.

Bedroom 1

Double glazed diamond leaded light effect bay window to the front, and with double panel radiator beneath. Coving to ceiling. Fitted with a range of bedroom furniture including: fitted cupboards surrounding the bed recess and with extra cupboards above; further fitted cupboard to opposite wall; and dressing table with chest of drawer units. Fitted mirror sliding doored wardrobes.

Bedroom 2

Double glazed diamond leaded light bay window to the front. Double panel radiator.

Bathroom

Fitted with a white suite comprising: panel bath with shower attachment, and with separate shower unit over with contemporary large "rain drop" shower head; and pedestal wash hand basin. Single panel

radiator with combined heated towel rail. Fully tiled walls with decorative borders. Double glazed obscure window to the side.

Separate WC

Fitted with a grey low level WC, and adjacent pedestal wash hand basin. Fully tiled walls with decorative inserts. Double glazed obscure window to the side.

Front Garden

Crazy paved own driveway leading to the garage. Crazy paved pathway leading to the entrance into the bungalow. at the side.. Neatly laid to lawn, with plant, shrub and hedge borders.

Garage

With roller shutter door to front. Power and lighting. Personal door and window onto the rear garden.

Rear Garden

There is a crazy paved terrace immediately behind the bungalow, and leading to the side behind the garage. Pathway to the other side has pedestrian side access to the front, via a wrought iron gate. After the terrace, there is a lawned area with central

apple trees, plant, shrub and hedge borders, with additional trees. Outside water tap. Outside lighting. Timber garden shed at the rear boundary. To the side there is an additional timber garden shed (roof in need to replacement/repair).

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: F

Total Square Meters: Approx. 103.9 (excluding garage)

Total Square Feet: Approx. 1118 (excluding 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.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk



Road Map



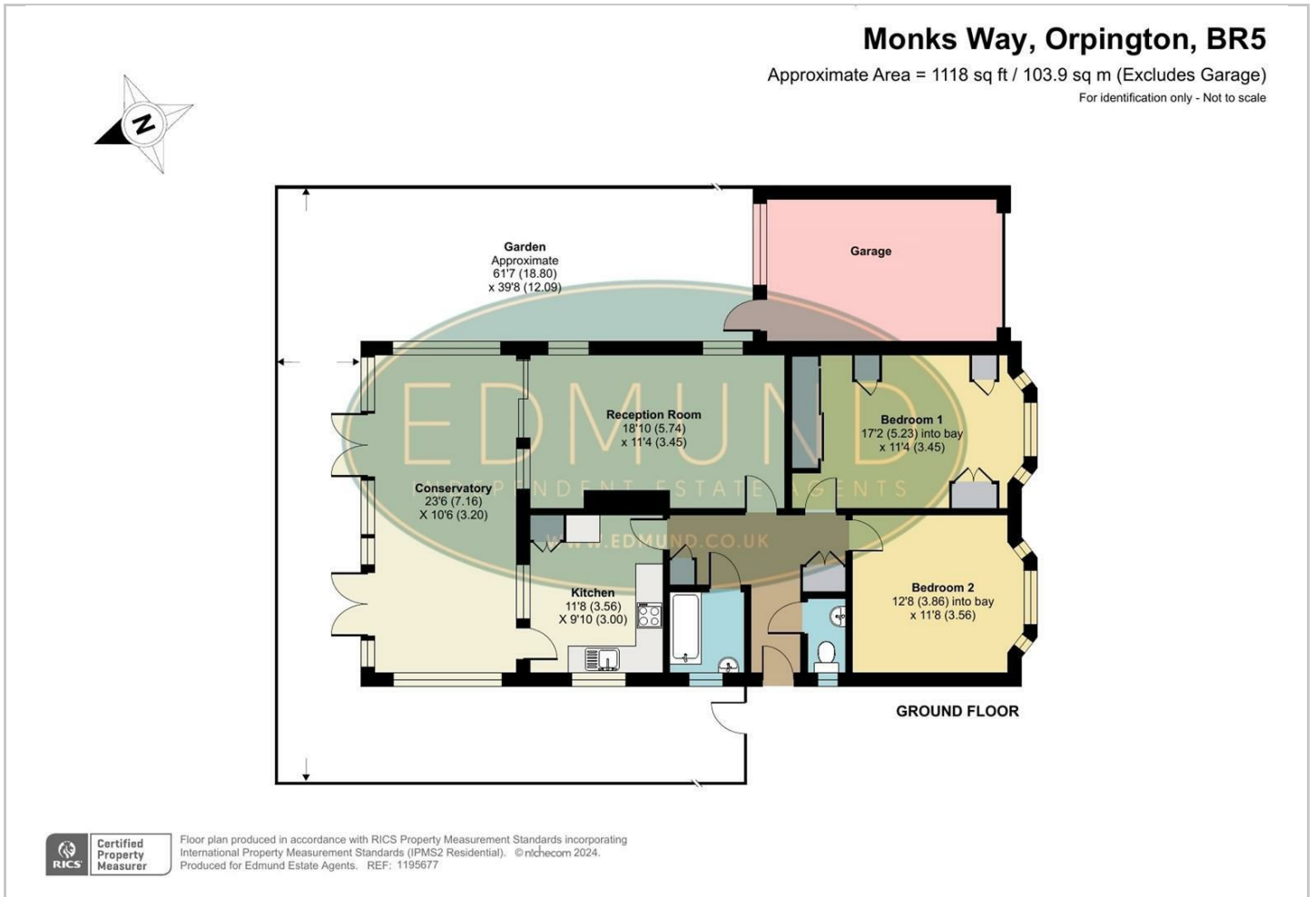
Hybrid Map



Terrain Map



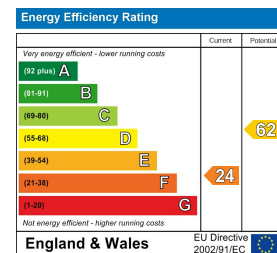
Floor Plan



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.