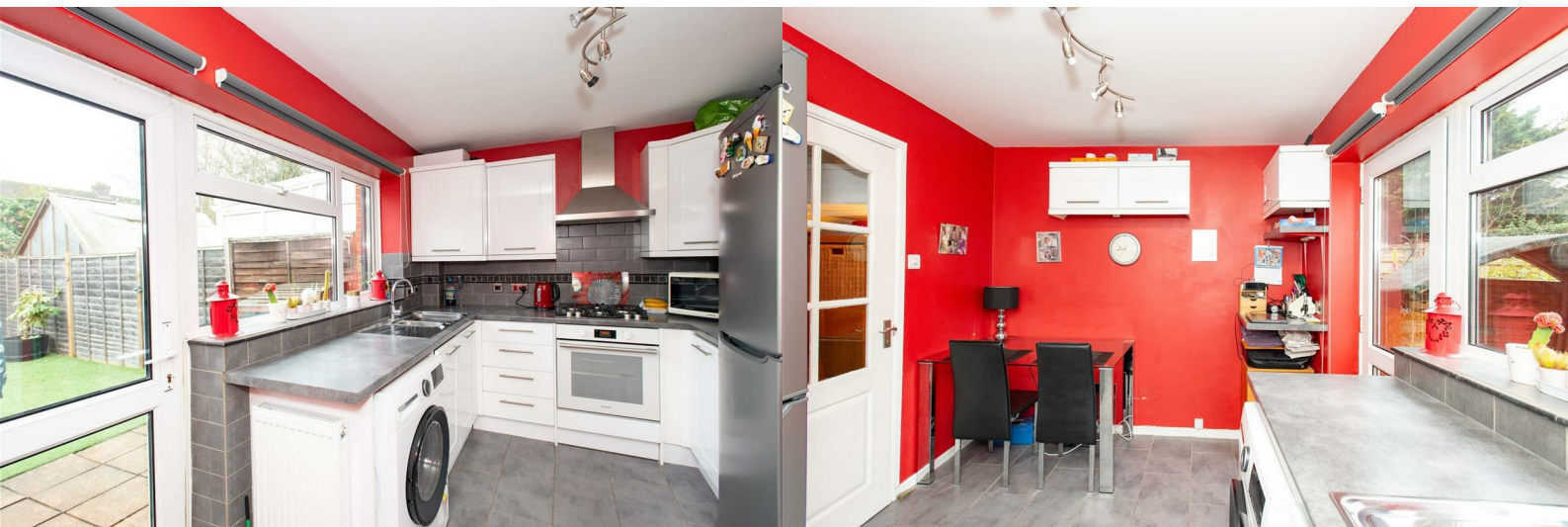




## Doveney Close, Orpington, Kent, BR5 3WF

Guide Price £350,000 - £365,000  
Freehold



# Doveney Close, Orpington, Kent, BR5 3WF

Guide Price £350,000 - £365,000 Freehold



## Description

Guide Price: £350,000 - £365,000 A modern two bedroom terraced house situated in a pleasant cul de sac within easy reach of local amenities. Opposite a small green the accommodation comprises two first floor bedrooms along with a bathroom whilst downstairs is a well appointed lounge and fitted kitchen. Benefits include gas central heating and double glazing. Outside is a private rear garden that enjoys a southerly aspect and there is off street parking to front. Viewing strongly recommended.

## Porch

Double glazed door to front. Double glazed opaque window to front and side. Fitted carpet.

## Lounge:

Double glazed window to front, stairs to first floor, radiator and fitted carpet.

## Kitchen

Fitted with a matching range of wall

and base units with work surfaces and breakfast bar. Integrated oven, gas hob and extractor canopy. Space for fridge freezer. Double glazed window to rear. Double glazed door leading to rear garden.

## Landing

Access to loft and fitted carpet.

## Bedroom 1

Double glazed window to rear, mirror fronted fitted wardrobes, radiator and fitted carpet.

## Bedroom 2

Double glazed window to front, built in wardrobe, radiator and wood laminate flooring.

## Bathroom

Fitted with a three piece suite with chrome fittings comprising: a panelled bath with shower, wash hand basin set in vanity unit and WC. Two chrome heated towel rails.

## Rear Garden

Rear Garden: Landscaped with an artificial lawn and patio area.

## Off Street Parking

## 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: "C"

EPC Rating: "C"

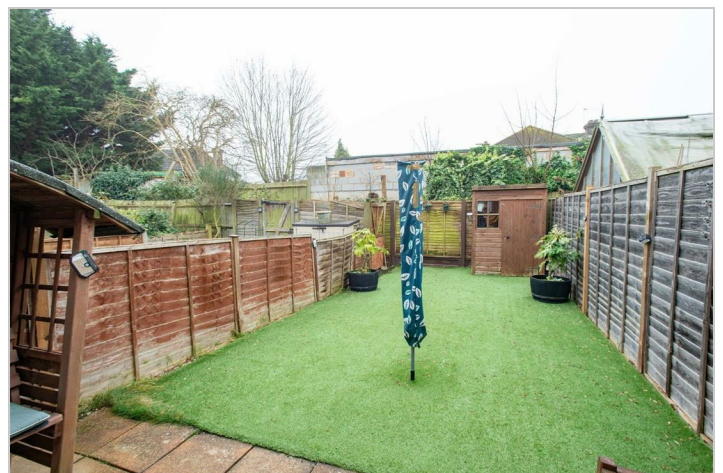
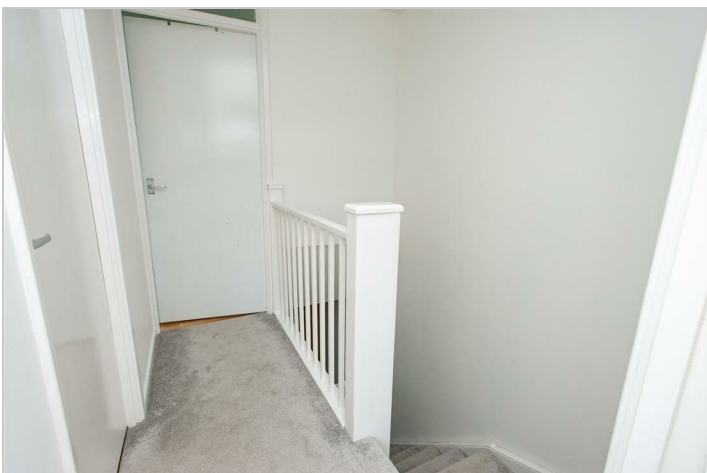
Total Square Meters 57

Total Square Feet: 613.6

This floorplan is provided in all good faith purely as an illustration and only

to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

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

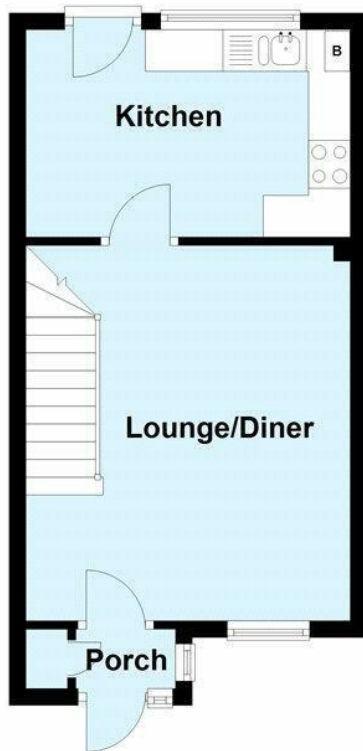




## Floor Plan

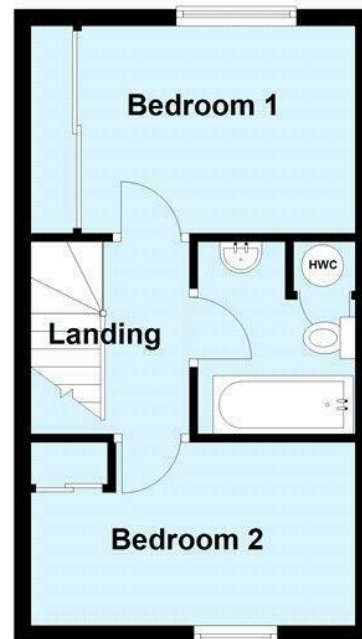
### Ground Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



### First Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



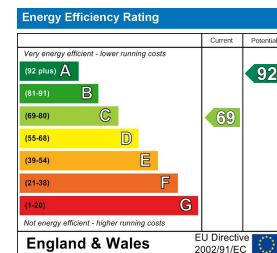
Total area: approx. 57.0 sq. metres (613.6 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

## 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.