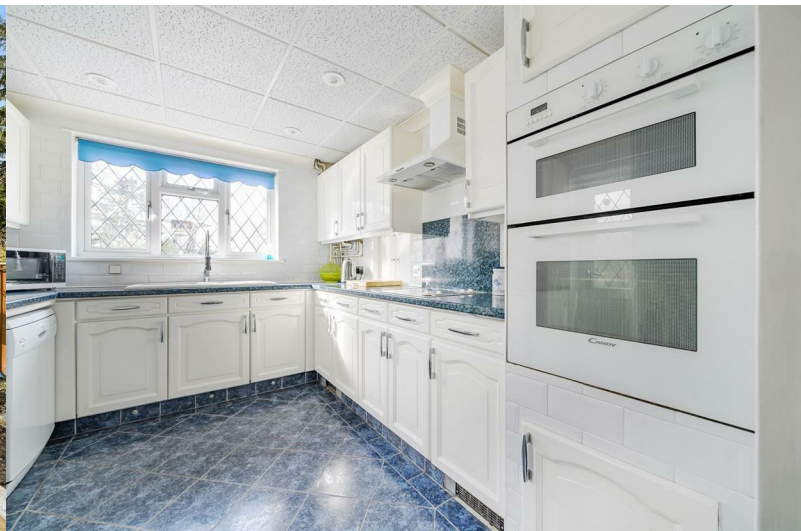




52 Winchester Road

, Orpington, BR6 9DP

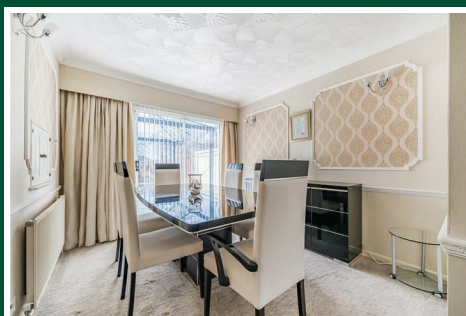
£605,000



# 52 Winchester Road

, Orpington, BR6 9DP

£605,000



## Description

On the market for the first time in nearly 50 years is this tastefully decorated 1940's built semi detached house. Internally the accommodation comprises 3 good sized bedrooms and a family bathroom on the first floor, whist downstairs is a through lounge/dining room and a modern fitted kitchen. Benefits include fitted carpets, gas central heating and double glazing. The rear garden is stunning, it extends approximately 90ft, enjoys a westerly aspect and features a large summerhouse. There is off street parking to front. Ideally located for schools that include the Highway and Chelsfield Primary Schools as well as St Olaves Grammar School. Local countryside, motorway links and local shops are close by. Internal viewing strongly recommended.

## Hall

Timber door, under stairs cupboard, stairs to first floor. double glazed leaded light window to side.

## Lounge/Dining Room

Double glazed leaded light window to front, attractive feature fireplace, radiator, dado rail. Dining area, double glazed patio door to rear, dado rail, radiator.

## Kitchen

Modern fitted kitchen with wall and base units with 1 1/2 sink and drainer, mixer taps, built in oven and hob, plumbing for washing machine and dishwasher, cupboard housing boiler, double glazed leaded light window to rear

## Landing

Access to insulated loft, double glazed leaded light window to side.

## Bedroom

double glazed leaded light window to front, range bedroom furniture, 2 radiators..

## Bedroom

Double glazed leaded light window to rear, radiator, built in cupboard.

## Bedroom

Double glazed leaded light window to front, radiator, built in cupboard.

## Bathroom

3 Piece suite, comprising panelled bath, shower attachment, mixer taps, wash hand basin in unit, low level WC, fully tiled walls, double glazed opaque leaded light window to rear.

## Lean to

## Toilet

Toilet and wash hand basin

## Garden

approximately 90'0 (approximately 27.43m)

Lovely rear garden with large patio leading to a large lawn area with raised flower beds, large SUMMERHOUSE and brick built outbuildings

## Off St parking to front

## Agents Note

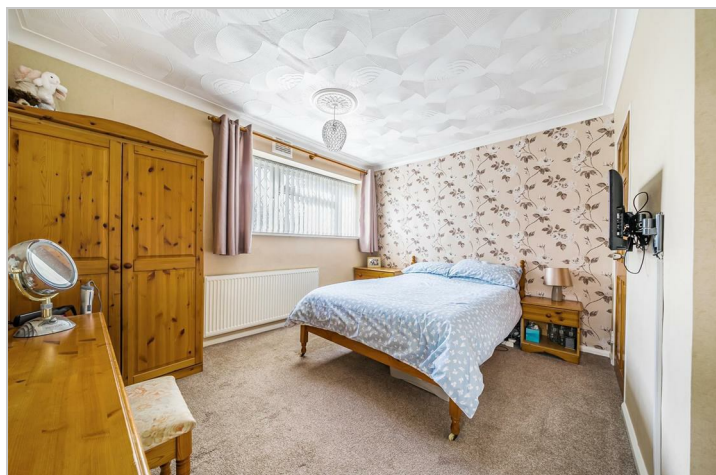
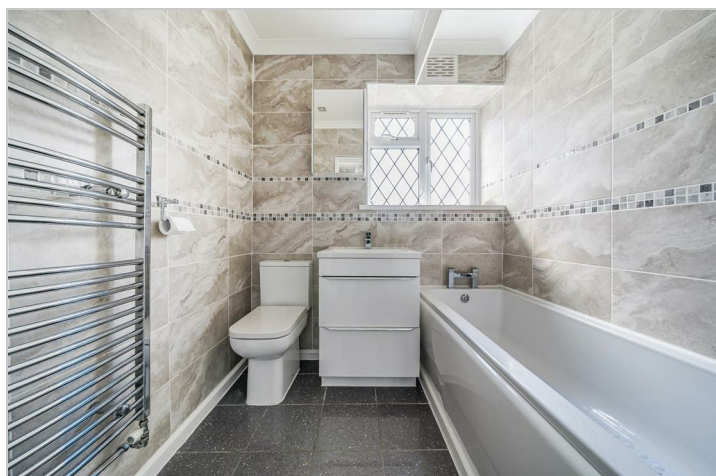
The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"

EPC Rating: "D"  
Total Square Meters: 85.6.  
Total Square Feet: 922 approx.  
Room Dimensions: As per floorplan

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)



## Road Map



## Hybrid Map



## Terrain Map



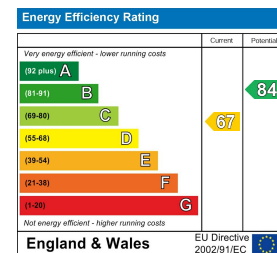
## Floor Plan



## 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.