



Gillmans Road, Orpington, Kent, BR5 4LA

Asking Price £475,000 Freehold



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## Property Description

A particularly spacious chalet style semi-detached bungalow offering four bedrooms set over the two floors. The property is set in a popular area but a short car or bus journey from Orpington High Street and mainline station. Complimented by a pretty approximately 50' west facing rear garden, accommodation includes a bright double aspect through lounge / dining area, kitchen with built-in appliances, two bedrooms, bathroom and separate WC to the ground floor, with a further two bedrooms upstairs. Whilst now possibly requiring some updating, the property does benefit from double glazing and gas fired central heating. There is a garage to the side approached via private driveway with parking. Offered to the market with no onward chain, viewing comes highly recommended.

## Porch

Entrance door to side. Multi pane door leading to:-

## Hallway

A good sized hallway. Built-in cupboard housing wall mounted combination gas boiler. Double glazed window side.

## Through Lounge / Dining Area

a bright through room, with double glazed window to front, and double glazed sliding patio doors leading onto the rear garden. Open tread staircase leading to the first floor landing. Attractive marble style fireplace with coal effect gas fire.

## Kitchen

Fitted with a white range of wall, base and drawer units and colour coordinated worktops. Inset

stainless steel single bowl single drainer sink unit with mixer tap over. Partly tiled walls with decorative border. Downlighting. Double glazed window and door to rear leading to the garden, and additional double glazed frosted window to side. Integrated electric hob with extractor over, and oven under. Built-in under counter freezer. Built-in three quarter eye level fridge. Built-in washing machine. Multi pane door returning to the hallway.

## Bedroom

Double glazed window to front. Single panel radiator. Fitted with a range of bedroom furniture to one wall, including cupboards and drawer units.

## Bedroom.

Double glazed window to side. double panel radiator.

## Bathroom

Fitted with a white suite comprising:- panel bath with shower attachment, inset oval vanity wash hand basin within surround with cabinets beneath. Partly tiled walls. Single panel radiator. Downlighting. Double glazed frosted window to side.

## Separate WC

Fitted with a white low level WC. Ceramic tiled flooring. Double glazed frosted window to side.

## First Floor Landing

With doors to:-

## Bedroom..

With partly sloping ceiling. An irregular shaped room. Double glazed window overlooking the rear garden. Single panel radiator. Door to eaves storage space with power and lighting.

### Bedroom...

With partly sloping ceiling. Double glazed window to front.. Double panel radiator.

### Front Garden

Own driveway providing parking, and leading to the garage. Outside water tap. Gated pedestrian access to the rear garden. Lawn with borders.

### Rear Garden

Approximately 50'0" (Approximately 15.24)

With an approximate westerly aspect. Immediately behind the property there is a patio. Steps leading down to an area of lawn with established plant, shrub and hedge borders. Greenhouse.

### Garage

With up and over door to front. Personal door and window to side, and additional window to rear.

### 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: "E"

EPC Rating: "D"

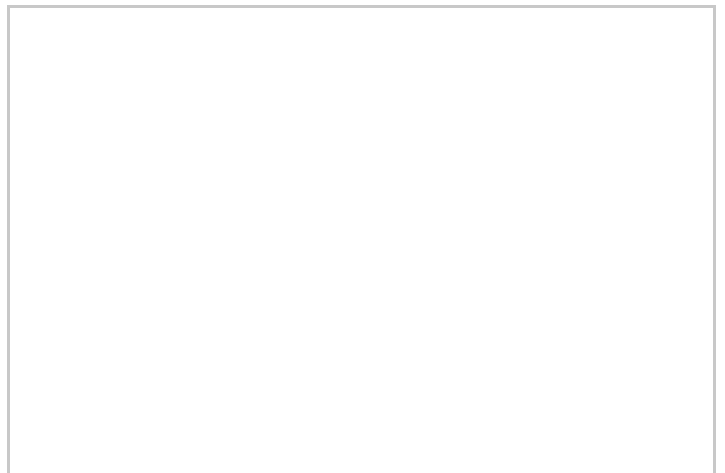
Total Square Meters: 119.

Total Square Feet: 1290

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

### Directions

From our offices adjacent to Tesco's in Orpington, continue to the War Memorial roundabout, and take the second exit continuing up Spur Road. At the top, at the traffic lights, bear left then immediately right into Avalon Road. At the mini roundabout, take the first exit, turning left into Gillmans Road. This property will be found towards the far end of the road, on the left hand side.



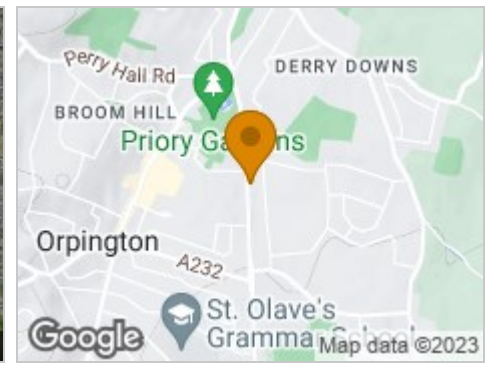
## Road Map



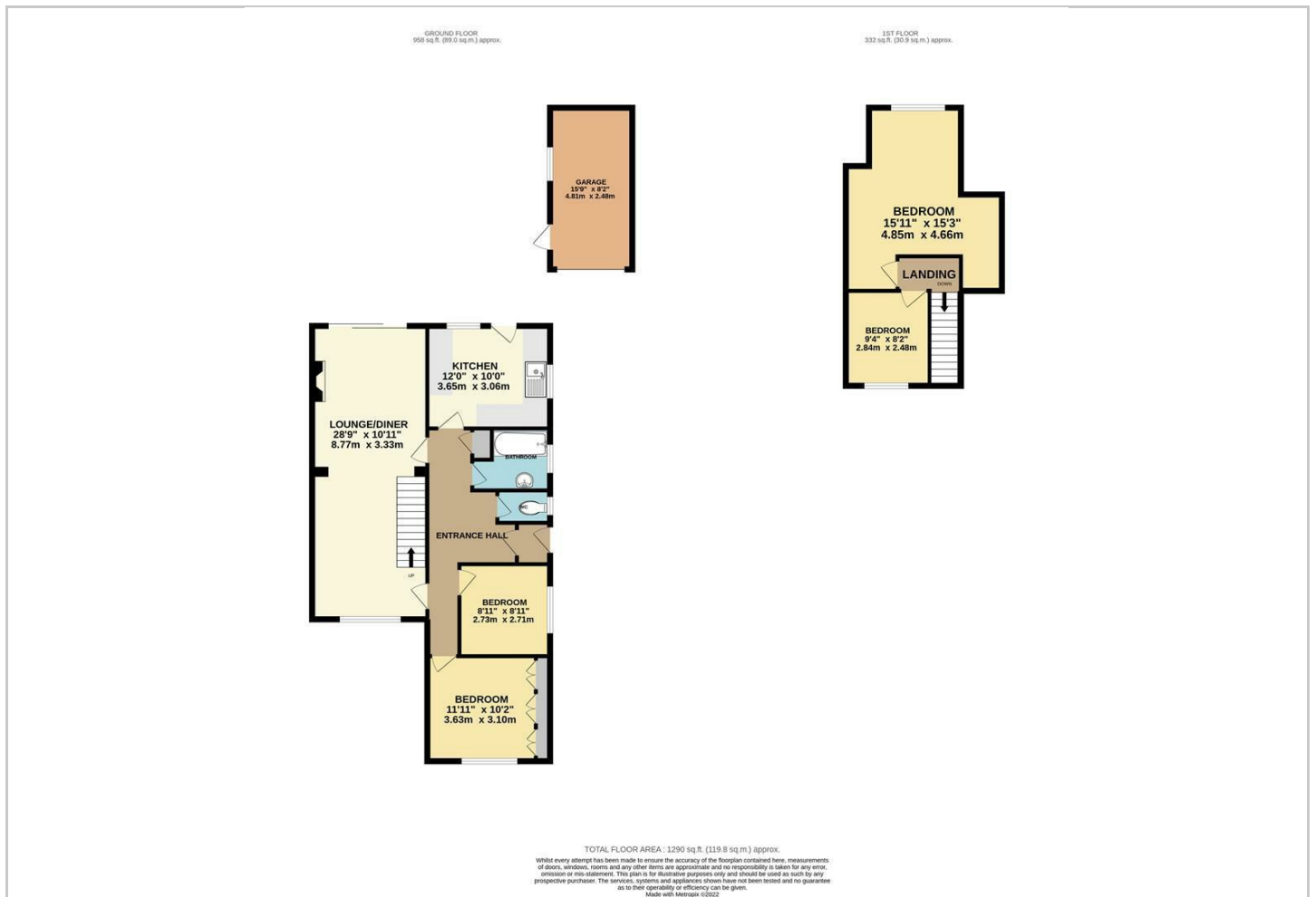
## Hybrid Map



## Terrain Map



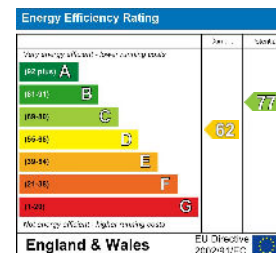
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 if 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.