



Ethel Terrace Orpington BR6 7LY Freehold

Asking Price £450,000





FRONT

Landscaped front garden, stocked with an array of shrubs and borders. Parking space to the front leading up to part glazed door with access into:

PORCH

Double glazed window to side. Single radiator and part glazed door leading into:

RECEPTION ONE

12'0" x 10'10" (3.66 x 3.3)

Double glazed windows set in angle bay to front with a window seat. Victoriana style bubble radiator plus open and operational fire done in a Victoriana style set on a tiled hearth. Door leading into:

RECEPTION TWO

12'0" x 12'0" (3.66 x 3.66)

Double glazed windows overlooking the secluded South facing rear garden. Victoriana style bubble radiator and under stairs storage cupboard. Door leading into:

KITCHEN

12'2" x 8'0" (3.71 x 2.44)

Double glazed windows and door to side. Extensive range of fitted wall and base units finished in a shaker style with complementing granite effect roll top work surfaces. One and a half bowl sink unit with mixer tap and plumbing for washing machine and dishwasher. Space for tumble dryer and upright fridge freezer. Four ring gas hob, electric double oven and extractor hood. Partial tiling to walls. Spot lights. Door leading into:

CONSERVATORY

10'3" x 5'6" (3.12 x 1.68)

Double glazed windows and doors overlooking and leading out to the secluded South facing rear garden. Double radiator and large storage cupboard.

CLOAKROOM

Mottled double glazed window to rear. White two piece suite comprising low flush WC, vanity wash hand basin and single radiator. Partial tiling to walls.

STAIRS TO FIRST FLOOR LANDING

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Access to loft. Double radiator.

BEDROOM ONE

12'0" x 11'0" (3.66 x 3.35)

Double glazed windows to front. Extensive range of wardrobes. Ornate fire place plus single radiator.

BEDROOM TWO

15'8" x 8'0" (4.78 x 2.44)

Double glazed windows overlooking the South facing rear garden. Wall mounted boiler, airing cupboard plus a large fitted wardrobe.

BATHROOM

Mottled double glazed windows to rear. Coloured three piece suite comprising bath with separate Newtean shower and curtain. Low flush WC, Pedestal wash hand basin, double radiator and partial tiling to walls.

GARDEN

60'0" (18.29)

Landscaped to enable low maintenance, faces due South and enjoys high level of seclusion by way of natural foliage. Side access plus rear pedestrian access. Large timber summer house.

DIRECTIONS

From Station Sq BR5 1NA, turn left to stay on Station Sq & at the roundabout take the 3rd exit onto Petts Wood Rd. Right onto Tudor Way then at the roundabout, take the 1st exit onto Towncourt Lane. Take the 2nd exit at the roundabout onto Crofton Lane & go through 1 roundabout. At the next roundabout, take the 1st exit onto Crofton Rd & continue to follow A232. Turn right at Tubbenden Lane then take the 1st exit at the roundabout onto Farnborough Way & go through 1 roundabout. Take the 2nd exit at the next roundabout onto A21 then the 3rd exit at the next one onto Rushmore Hill. Left onto St James Terrace, right onto Prospect Cottages and then left for Ethal Terrace.



Road Map



Hybrid Map



Terrain Map



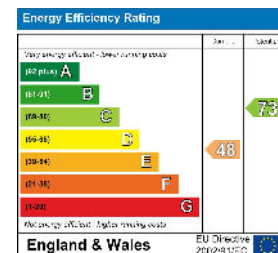
Floor Plan



Viewing

Please contact our Petts Wood Office on 01689 819991 or pettswood@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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