



Tintagel Road, Orpington, Kent, BR5 4LG

£470,000 Freehold



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Property Description

Built by the popular local builder, Gough Cooper in 1955, this tastefully decorated, and well maintained, semi-detached family home really must be viewed in order to be fully appreciated. The house offers particularly spacious accommodation that includes a welcoming hallway with attractive French oak flooring, two good sized reception rooms plus a handsome custom-built Iroka solid wood conservatory that takes in views of the rear garden. Also downstairs is the modern kitchen. To the first floor there are three spacious bedrooms (smallest measuring 9'2" x 8'6"), plus a modern bathroom and separate WC. The property benefits from double glazing, gas fired central heating, as well as a large workshop which also lends itself to a variety of other uses such as home office or teenager's den. The rear garden approaches some 60'0. To the front, there is a private driveway with off road parking. Ideally placed for local schools, shops, and bus routes serving Orpington High Street and the mainline station.

Porch

UPVc entrance door to front with double glazed windows to either side. UPVc door leading to:-

Entrance Hall

With staircase leading to the first floor landing and with cupboard under. Attractive French oak flooring. Single panel radiator. Double glazed obscure window to side. Coving to ceiling. Multi pane door to:-

Lounge

With double glazed bay window to front. Coving to ceiling. Wall light points. Double panel radiator. Attractive fireplace with marble heath and slips, cast iron coal effect gas fire, and with decorative mantel surrounding. Multi pane door to:-

Dining Room

Attractive French oak flooring. Double panel radiator. Coving to ceiling. Multi pane door to kitchen, and with double glazed sliding patio doors leading to:-

Conservatory

Attractive custom-built Iroka hardwood conservatory. Double panel radiator. Laminate flooring. Wall light points. Double glazed windows to three sides, plus French doors leading onto steps out to the rear garden.

Kitchen

Fitted with a range of wall, base and drawer units with colour coordinated marble effect worktops. Inset stainless steel single bowl single drainer sink unit, and with mixer tap over. Space for slot in cooker with extractor hood over, plus space and plumbing for washing machine. Large larder cupboard with power - ideal place for upright fridge/freezer. Attractive colour coordinated vinyl flooring. Wall mounted Potterton gas fired central heating boiler. Double glazed window to side, and UPVc door leading to the rear garden.

First Floor Landing

Double glazed obscure window to side on the half landing. Access to the majority-boarded loft, with light, via retractable ladder.

Bedroom

Double glazed window to front. Double panel radiator. Laminate flooring.

Bedroom .

Double glazed window to rear with views over the garden, and with single panel radiator beneath. Built-in airing cupboard housing hot water cylinder.

Bedroom ..

Double glazed window to front, and with single panel radiator beneath. Laminate flooring. Built-in double doored cupboard, and extra cupboard above, Very useful custom-built works unit/table above the staircase bulkhead.

Bathroom

Fitted with a modern white suite comprising:- panel bath

with complimentary tiling, power shower, and folding shower screen, as well as pedestal wash hand basin with tiled splashback. Single panel radiator. Double glazed obscure side aspect window. Extractor.

Separate WC

Fitted with a matching modern white low level WC. Double glazed obscure window to side.

Front Garden

Crazy paved own driveway proving off road parking. Shaped area of lawn with hedge and shrub borders. Trees. Timber gate leading to:-

Rear Garden

Approximately 60'0" (Approximately 18.29)

Immediately behind the property, and also to the side, there are areas of terrace, Then,, laid to lawn with shrub and hedge borders. Trees. Secluded at the rear boundary. Security lighting. Outside water tap.

Workshop

With double doors to front, and two sets of windows to the side. Power and lighting. Currently laid out as a workshop, but this space has a potential variety of uses including a home office, or teenage den.

Agent's Notes:-

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: Approx. 94.9

Total Square Feet: Approx. 1021

Measurements: As per floorplan

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

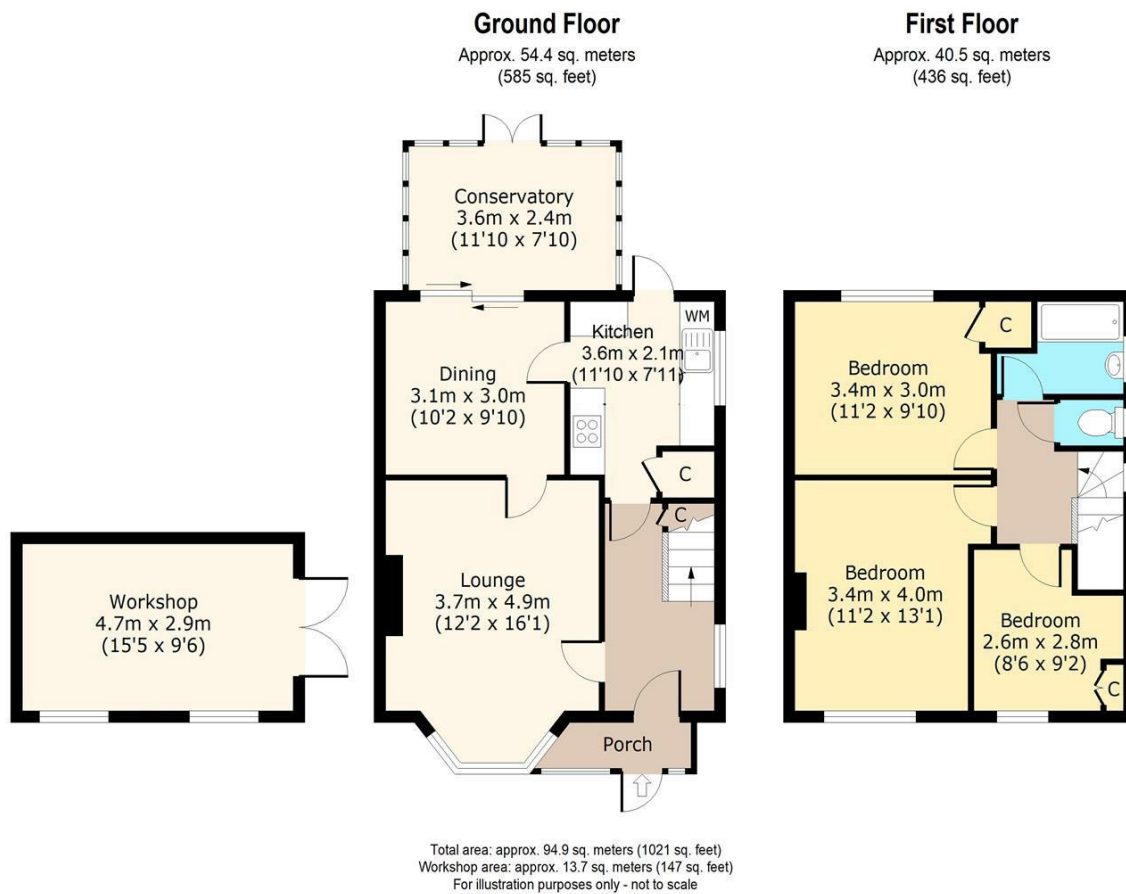
Directions

From our offices adjacent to Tesco in Orpington, proceed to the War Memorial and take the second exit continuing up Spur Road. At the junction with Court Road, proceed almost straight across in to Avalon Road. At the round-about, bear left in to Gillmans Road. Tintagel Road is the first right hand turning. This property will be found on the left hand side of the road after a short distance.





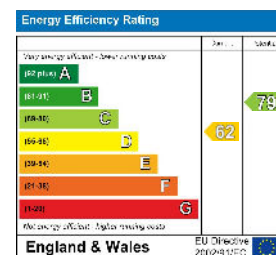
Floor Plan



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.