



Hood Avenue, Orpington, Kent, BR5 2EF

£440,000 Freehold



Hood Avenue, Orpington, Kent, BR5 2EF

£440,000 Freehold



Description

A tastefully decorated 3 bedroom semi detached house situated in this no through road, within easy access of local shops, including the Nugent Retails Park, St Mary Cray Station as well as open countryside and motorway links. Internally the accommodation is of a good sized and features 3 bedrooms on the first floor whilst downstairs are 2 well proportioned reception rooms, a fitted kitchen and a modern 3 piece bathroom. Benefits include double glazing and gas central heating (we understand the boiler was replaced in 2022) Outside is a private rear garden, garage with rear access and there is off street parking to front. Internal viewing recommended.

Hall

Double glazed window to side, radiator and laminate floor

Bathroom

White 3 piece suite with panelled bath with shower attachment, wash hand basin in vanity unit, low level WC, heated towel rail, part tiled walls, double glazed opaque window to side.

Lounge

14'9" x 10'9" (4.50 x 3.30)

Double glazed windows to front, carpet, radiator, coved ceiling and archway to dining room

Dining Room

10'2" x 10'0" (3.12 x 3.05)

Double glazed windows to rear, double glazed door to garden, laminate flooring and radiator

Kitchen

11'10" x 8'11" (3.61m x 2.72m)

Range of wall and base units with tiled splashbacks incorporating single sink unit, double oven, hob and fitted breakfast bar. Spaces for washing machine, tumble dryer and dishwasher, fitted fridge freezer, linoleum flooring, radiator, under stairs storage, plumbing for washing machine and dishwasher, double glazed window to rear

First floor

Bedroom One

14'9" x 10'9" (4.50m x 3.30m)

Double glazed windows to front and rear, carpet, 2 radiators.

Bedroom Two

11'10" x 8'11" (3.63m x 2.72m)

Double glazed window to rear, carpet, radiator, built in cupboard housing boiler and access to loft

Bedroom Three

8'11" x 7'4" (2.74m x 2.26m)

Double glazed window to front, carpet, radiator and built in storage

Outside

Patio area leading to lawn with side access, shed, rear access and access to garage

Garage

Detached garage to rear with up and over door

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"

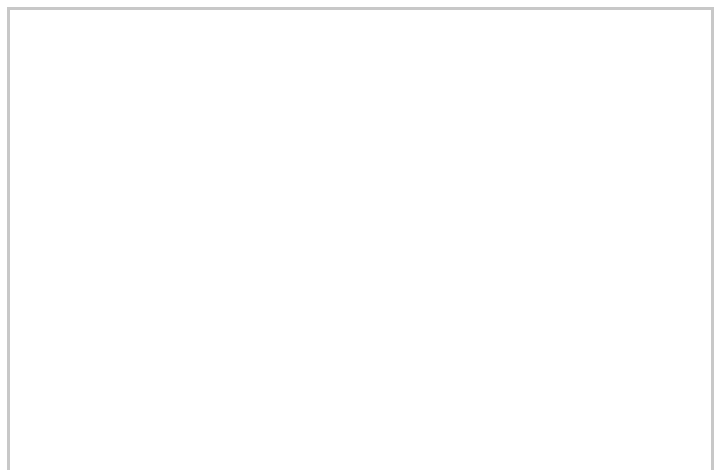
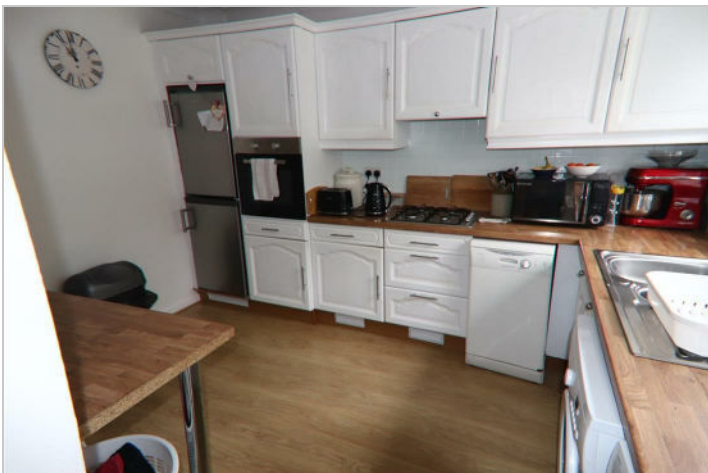
Total Square Meters: Approx. 79.2

Total Square Feet: Approx. 852

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

Location

From our offices adjacent to Tesco in Orpington, continue to the War Memorial roundabout. Take the first exit and proceed along the High Street and around the one way system, turning left at the traffic lights onto Cray Avenue. Continue through the next set of traffic lights and turn left onto Poverest Road. Take the first right into Marion Crescent. Follow this around to the right into Stanley Way, and Hood Avenue is your first right hand turning.



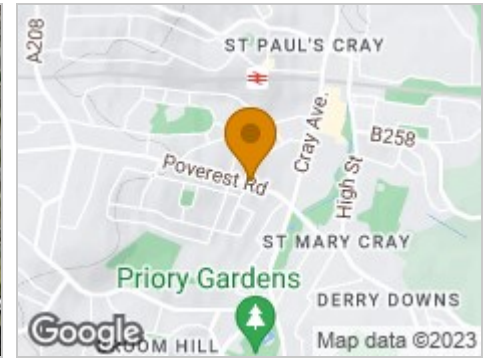
Road Map



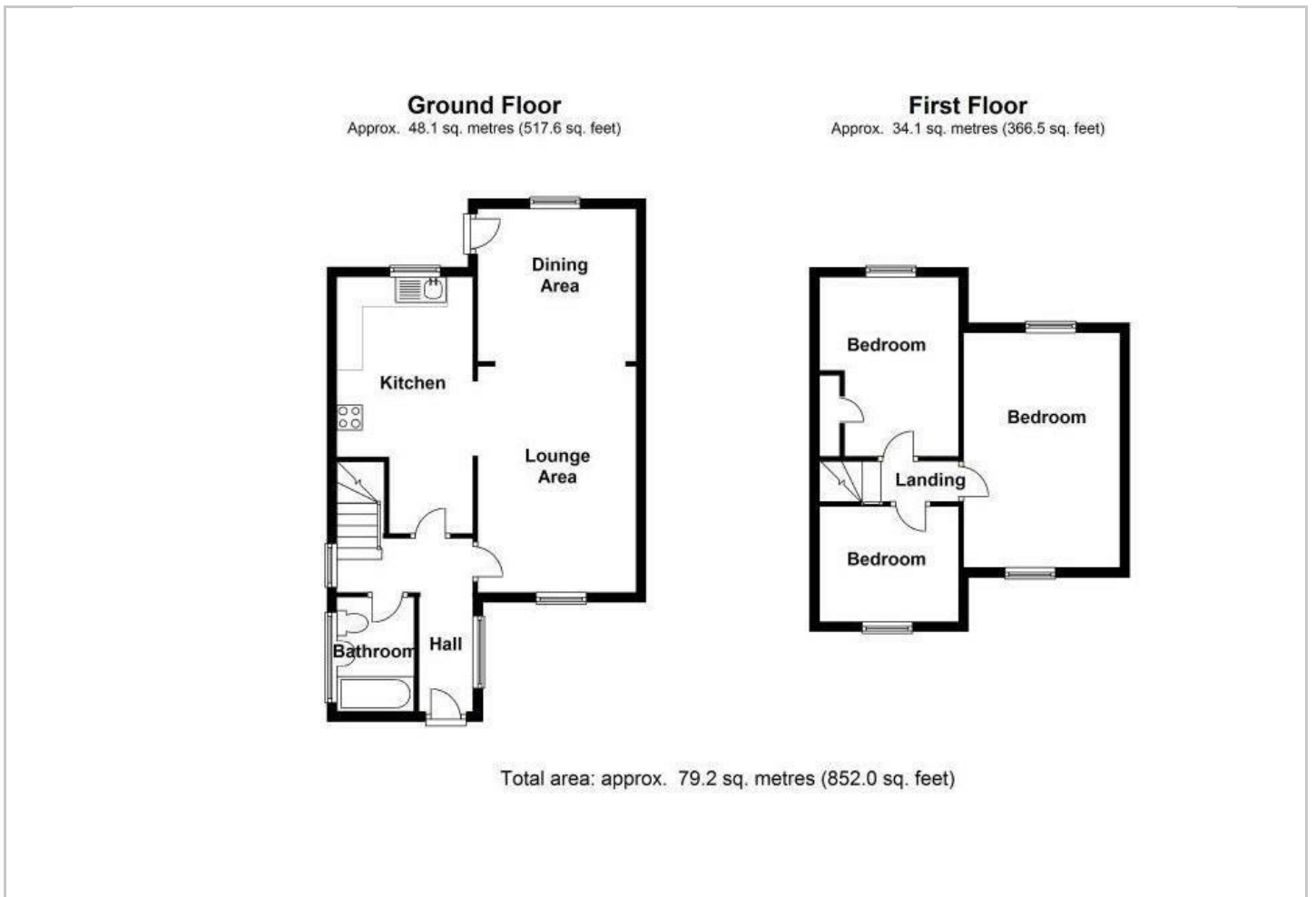
Hybrid Map



Terrain Map



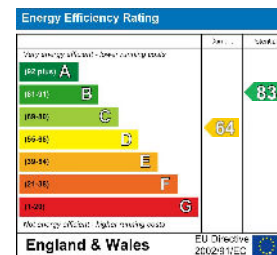
Floor Plan



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.