



Barry Close, Orpington, Kent, BR6 9TD

Guide Price £675,000 - £700,000 Freehold



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Description

GUIDE PRICE £675,000 - £700,000. This four bedroom Neo Georgian family home occupies a corner plot, and is located just off Tubbenden Lane, perfectly situated for the mainline station and good schools including Tubbenden, Darrick Wood, Newstead Wood, and St Olave's. Local shops are located just a little further up Tubbenden Lane, and Orpington High Street with it's array of shops, gyms, restaurants, bars and coffee shops is also accessible. The spacious accommodation includes a double aspect living room, modern kitchen, separate utility room and a cloakroom to the ground floor. Upstairs, are the four good sized bedrooms - the master benefitting from a refitted ensuite shower room,- plus the attractively laid out family bathroom. With own driveway to the front for parking, and an integral garage, the rear garden is set on two tiers and is mainly laid to lawn. Well presented, and tastefully decorated in contemporary tones this house really must be viewed to be fully appreciated.

Entrance Hall

UPVc entrance door to front. Staircase leading to the first floor landing and with open recess beneath. Single panel radiator. Laminate flooring. Multi pane double doors leading to the living room.

Cloakroom

Refitted with a white suite comprising:- WC with concealed cistern and with display shelf above, plus corner wash hand basin with cupboard under. Downlighting. Fully tiled walls with colour coordinated mosaic effect border. Ceramic tiled flooring. Frosted window to side.

Living Room

With double glazed multi pane effect bow window to front, plus double glazed multi pane effect French door and matching adjacent full height windows to rear overlooking the garden. Dado rail. Coving to ceiling. Two single panel radiators. Laminate flooring.

Kitchen

Attractively fitted with a modern range of wall, base and drawer units with colour coordinated marble worktops incorporating a single bowl single drainer sink unit with mixer tap over. Partly tiled walls. Double glazed multi pane effect window overlooking the rear garden. Integrated appliances including: electric ceramic hob with extractor hood over, and electric oven under, under-counter fridge, and dishwasher. Laminate tiled flooring. Door to:-

Utility Room

Fitted with matching built-in units, and colour coordinated marble worktop. Partly tiled walls. Space and plumbing for washing machine, and space for upright fridge/freezer. Wall mounted gas fired central heating boiler. UPVc multi pane effect door to side, and high level double glazed multi pane effect window to rear, Laminate tiled flooring. Personal door to integral garage.

First Floor Landing

Airing cupboard housing hot water cylinder. Access to part-boarded loft (via retractable ladder).

Bedroom 1

Double glazed multi pane effect window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling. Laminate flooring. Door to:-

En-Suite Shower Room

Attractively refitted with a white suite comprising: fully tiled corner shower cubicle, WC with concealed cistern and adjacent vanity wash hand basin with cupboard under, and colour coordinated marble effect display shelf. Ladder style radiator. Fully tiled walls. Extractor. Downlighting. Double glazed multi pane effect frosted window to rear with bespoke fitted internal blinds. Ceramic tiled flooring.

Bedroom 2

Double glazed multi pane effect window to front, and with single panel radiator beneath. Coving to ceiling. Laminate flooring.

Bedroom 3

Double glazed multi pane effect window to front, and with single panel radiator beneath. Coving to ceiling. Laminate flooring.

Bedroom 4

Double glazed multi pane effect window to front, and with single panel radiator beneath. Coving to ceiling. Laminate flooring.

Family Bathroom

Attractively refitted with a white suite comprising: large "tub" bath with shower attachment, low level WC, and wall mounted wash hand basin. Colour coordinated fully tiled walls with decorative border. Double glazed multi pane effect frosted window to rear. Downlighting and wall light point. Ceramic tiled flooring.

Integral Garage

With up and over door to front. power and light and personal door to garage.

Front Garden

Laid to lawn with borders. Own driveway providing off road parking, and leading to the garage,

Rear Garden

Easy to maintain rear garden, lying in two tiers of lawned areas. Plant and shrub borders. Patio. Gated pedestrian side access.

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: "F"

EPC Rating: "D"

Total Square Meters: 121

Total Square Feet: 1281

All measurements are approximate.

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

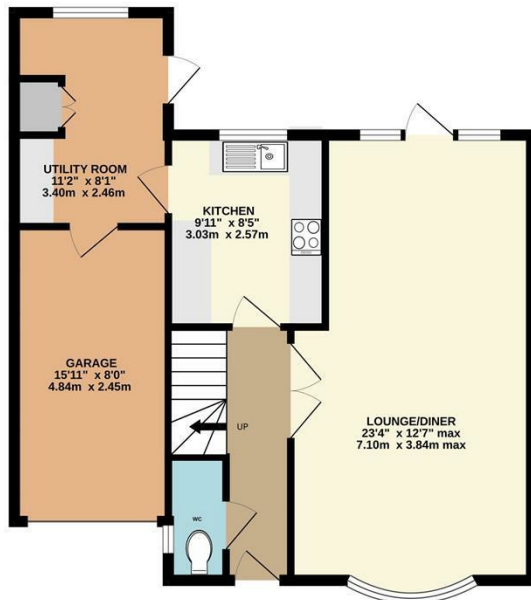
From our offices adjacent to Tesco in Orpington. continue to the War Memorial roundabout, and take the fourth exit proceeding back up along Station Road. Shortly before railway bridge (and with The Maxwell pub on your far corner), turn left into Tubbenden Lane. Take the second turning on your right hand side into Tubbenden Close, and Barry Close is the first turning on the left hand side.



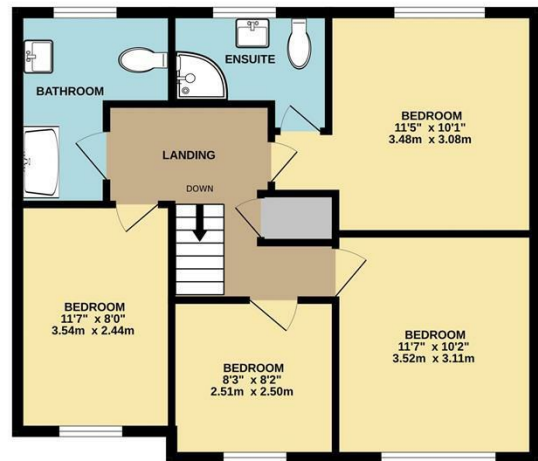


Floor Plan

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



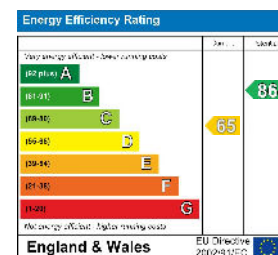
TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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