



Tower Road, Orpington, Kent, BR6 0SG

Guide Price £900,000 Freehold



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Guide Price £900,000 - £925,000. MORE INFO CLICK ON https://sprift.com/dashboard/property-report/?access_key=e88cc6d61f2f6e60418f4aac749c28c251a2321ff564e106d99a55f4681

A deceptive individual DETACHED family home built in 2004 and situated in this highly regarded and established tree lined road. It is within easy reach of local schools - in both the private and public sector, such as St Olave's, Newstead and Warren Road -as well as Orpington High Street and Station. The property itself has been tastefully decorated and offers good sized accommodation which comprises: 4 good sized bedrooms on the first floor (master with en-suite shower and dressing room) and a family bathroom. It's also worth noting that there is plenty of additional storage within the eaves. Downstairs there is a lovely spacious and welcoming reception hall which provides access to the two bright reception rooms. The lounge measures 25ft x 14ft with solid oak flooring, double aspect and leads to the side garden. There is also a lovely fitted kitchen/breakfast room, utility room and cloakroom. Additionally, there is a conservatory, and store room (with plumbing) that backs on to the second reception room and possibly offers the potential to create a small annexe - especially with it's own little piece of outdoor space from the conservatory. The sunny gardens are mainly to the side and front and enjoy south easterly and south westerly aspects, respectively. With off street parking to the front, the property is offered with the added advantage of NO CHAIN.

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Entrance

Canopy porch with sensors for lighting.

Reception Hall

Solid oak door with glazed full length side light. Solid oak floor, radiator, stairs to first floor, under stairs cupboard with light 2 hanging rails and space for drawers.

Cloakroom

Fitted with a white two piece suite: comprising wash hand basin, low level WC, vinyl tiled flooring, white ladder radiator, opaque double glazed window to rear.

Reception Room

Double glazed window to front, range of bespoke units and cupboards, laminate floor, radiator.

Lounge

A lovely double aspect room overlooking the gardens to front and side. With solid oak floor continuing from hall, Two double glazed windows to front, patio doors to side, 2 radiators.

Kitchen / Breakfast Room

Double aspect, fitted with a range of matching base units with solid oak worktops. Inset 1/1/2 stainless steel sink and drainer, mixer taps, built in dishwasher, space for Range cooker (existing one not staying). Double glazed window to side and rear, laminate floor, radiator.

Utility Room

With a range of matching wall and base units, stainless steel sink and drainer, double glazed window to rear. wall mounted boiler. space plumbing under work top for washing machine and tumble dryer. Vent fitted. Laminate floor.

Conservatory

Fully glazed with door to rear. Vertical radiator, vinyl flooring. Walk in store room with plumbing.

First Floor Landing

Double glazed window to side, access to insulated and boarded loft via retractable ladder, Velux window.

Bedroom

Double glazed window to front, radiator.

DRESSING ROOM

2 radiators and further eaves storage.

En-Suite Shower Room

Fitted with a suite comprising: fully tiled shower cubicle, with Aqualisa thermostatic shower, wash hand basin in vanity unit, vinyl flooring, low level WC, chrome ladder radiator, Eves store with access to additional eves space. Velux window.

Bedroom.

Double glazed window to front, radiator.

Bedroom..

Double glazed window to front, radiator.

Bedroom...

Velux window, radiator.

Family Bathroom

Attractively fitted with a white suite comprising: panelled bath with mixer taps and Aqualisa shower wall mounted over bath, fitted glass sliding screen door, wash hand basin, low level WC, Velux window, tiled floor, chrome ladder radiator. Fully tiled bath area along with basin and toilet area.

Outside

66'0" max x 42'0" max (20.12 max x 12.8 max)

"L"-shaped .Attractive garden to front and side, plus a small seating area and paved footpath to rear, hose tap and electrical point.. The side garden offers a large decked

area which enjoys a south easterly aspect, whilst the front garden enjoys a south westerly aspect and is laid to lawn.

Off Street Parking

Block paved drive providing off street parking for several cars.

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: "C"

Total Square Meters: Approximately 191

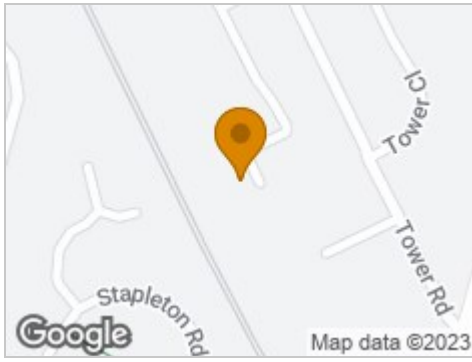
Total Square Feet: 2060

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

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk



Road Map



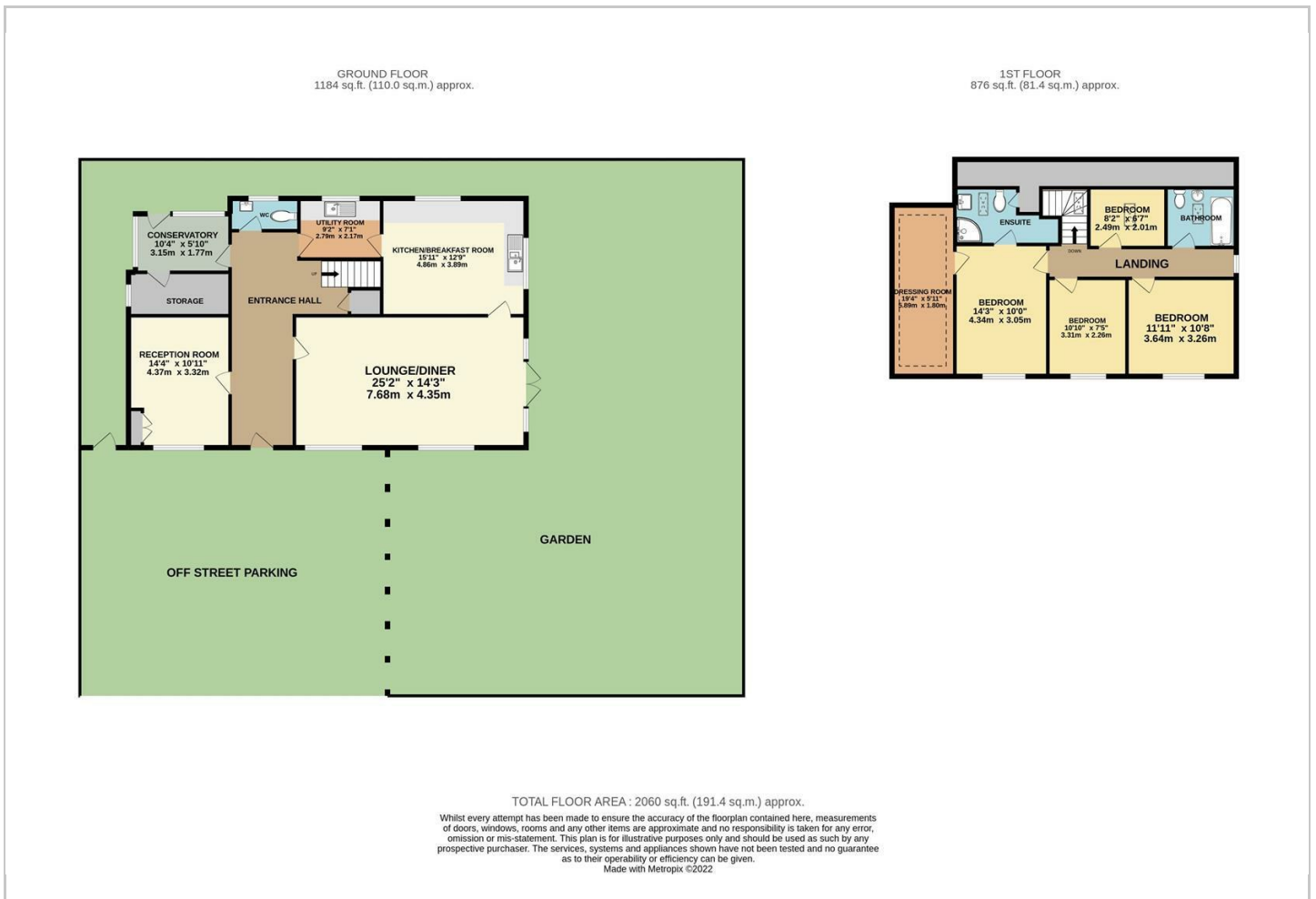
Hybrid Map



Terrain Map



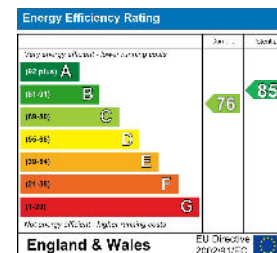
Floor Plan



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



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