



54 Spur Road

, Orpington, BR6 0QL

Asking Price £550,000



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Description

This character and spacious 1930s semi detached bay fronted house is situated in a slip road screened by mature trees to front and is not more than a few minutes walk of the High Street. Priced to allow for updating (which is likely to include the electrical system) the property does benefit from double glazing a re-fitted bathroom and we understand the heating system was replaced approximately 8-9 years ago. Comprising a lovely reception hall with original front door and leaded light, stained glass windows to side, two large reception rooms, cloakroom and kitchen. Upstairs are three good sized bedroom and a re-fitted bathroom and separate toilet. Outside, the garden enjoys a Southerly aspect and there is a detached garage plus carport and private drive. Offered with vacant possession internal viewing is strongly recommended.

Entrance Hall

Original front door leading to lovely entrance hall with wood flooring, leaded light secondary glazed stained glass window to side, stairs to first floor and under stairs cupboard, radiator.

Lounge

Double glazed bay window to front, Yorkstone fireplace, radiator.

Dining Room

French doors to rear with sidelights, fireplace, radiator.

Kitchen

Range of matching wall and base units with 1 1/2

sink and drainer, mixer taps and splashbacks, cupboard housing boiler, double glazed window to rear, built in 5 ring gas hob, double oven,, plumbing for washing machine, double glazed window to rear and double glazed door to side.

Lean to

Landing

Secondary glazed leaded light stained glass window to side, access to boarded loft (advised).

Bedroom

Double glazed bay window to front, radiator.

Bedroom

Double glazed window to rear, radiator.

Bedroom

Double glazed window to front, radiator.

Bathroom

Re-fitted White suite comprising panelled bath with shower attachment and screen, double glazed opaque window to rear, pedestal wash hand basin, airing cupboard with jacket lagged cylinder.

Separate WC

Low level WC, opaque double glazed window to side.

outside

Approximately 60ft laid to lawn with fishpond.

Garage

Detached with up and over door

Carport

Front Garden

Crazy paved providing off street parking

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: "E"

EPC Rating: "D"

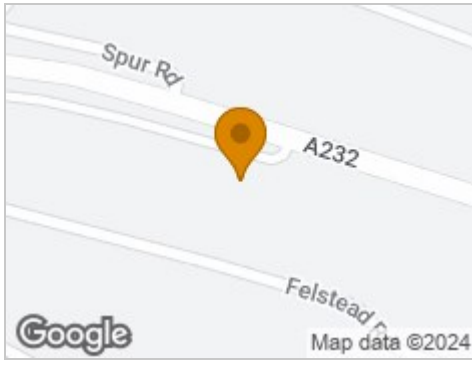
Total Square Meters: Approx. 122 inc garage

Total Square Feet: Approx. 1318 inc garage

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



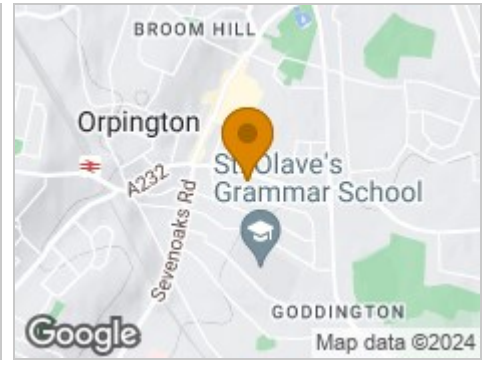
Road Map



Hybrid Map



Terrain Map



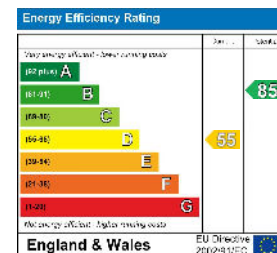
Floor Plan



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.