



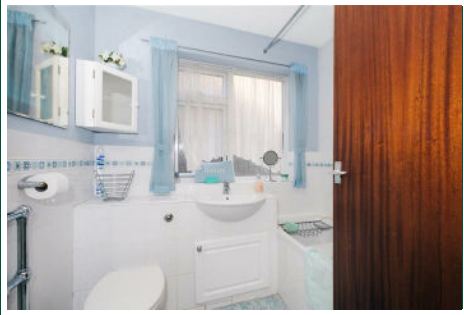
Warwick Close, Orpington, Kent, BR6 9DU

Price Guide £700,000 Freehold



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Property Description

Guide Price £700,000 to £725,000 This 1960's detached family home is situated in a small cul-de-sac just off Goddington Lane therefore a few minutes' walk to local amenities including St Olaves Grammar School. Having been a loving and well cared for family home for nearly 50 years updating is now required. There is a newly installed Worcester Bosch boiler. The rooms are of a great size, with 4 bedrooms (master has a small balcony overlooking the garden) and a family bathroom leading from a spacious landing whilst downstairs are two well-appointed reception rooms, fitted kitchen and cloakroom. Benefits include gas central heating and double glazing. Outside the well-stocked rear garden enjoys a south westerly aspect and there is a garage with private drive to front. Offered with the added advantage of NO CHAIN internal viewing is strongly recommended.

Entrance Porch

With light

Hall

Stairs to first floor, radiator.

Cloakroom

Fitted with a low level WC, wash hand basin, part tiled walls, double glazed opaque window to side, radiator.

Lounge

A lovely double aspect lounge with double glazed window to front, 2 radiators, brick built fireplace, double glazed French door to rear and double glazed window to rear.

Dining Room

Double glazed window to rear, radiator.

Kitchen

Fitted with a range of matching wall and base units with 1 1/2 stainless steel sink and drainer mixer taps and tiled splashbacks, double glazed window to rear. Built in Gas hob with extractor fan, double glazed door to side, built in microwave and oven. Corner unit with radiator and boiler under.

First Floor Landing

A spacious landing with airing cupboard and jacket lagged cylinder, access to loft - housing newly installed Worcester Bosch boiler. double glazed window to front.

Bedroom

Two double glazed window to rear, double glazed door to rear to SMALL BALCONY, built in cupboards, radiator.

Bedroom.

Double glazed window to front, radiator.

Bedroom..

Double glazed window to front, radiator.

Bedroom...

Double glazed window to rear, radiator, two built in cupboards.

Family Bathroom

White suite comprising panelled bath mixer taps and shower attachment. wash hand basin and toilet in unit, double glazed opaque window to side, heated towel rail, part tiled walls.

Rear Garden

Approximately 60'0" (Approximately 18.29)

Approximately south westerly facing laid to lawn with herbaceous borders, patio. Small lean-to shed

Front Garden

Laid to lawn with rockery. Private driveway.

Garage

Personal door to side. Up and over door to front.

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: "E"

Total Square Meters: Approx. 127

Total Square Feet: Approx. 1367

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 roundabout, and take the third exit proceeding in a southerly direction along Sevenoaks Road.. Take the third left hand turning into Goddington Lane and continue up the hill. Warwick Close will be found after a distance on your right hand side of the road.



Road Map



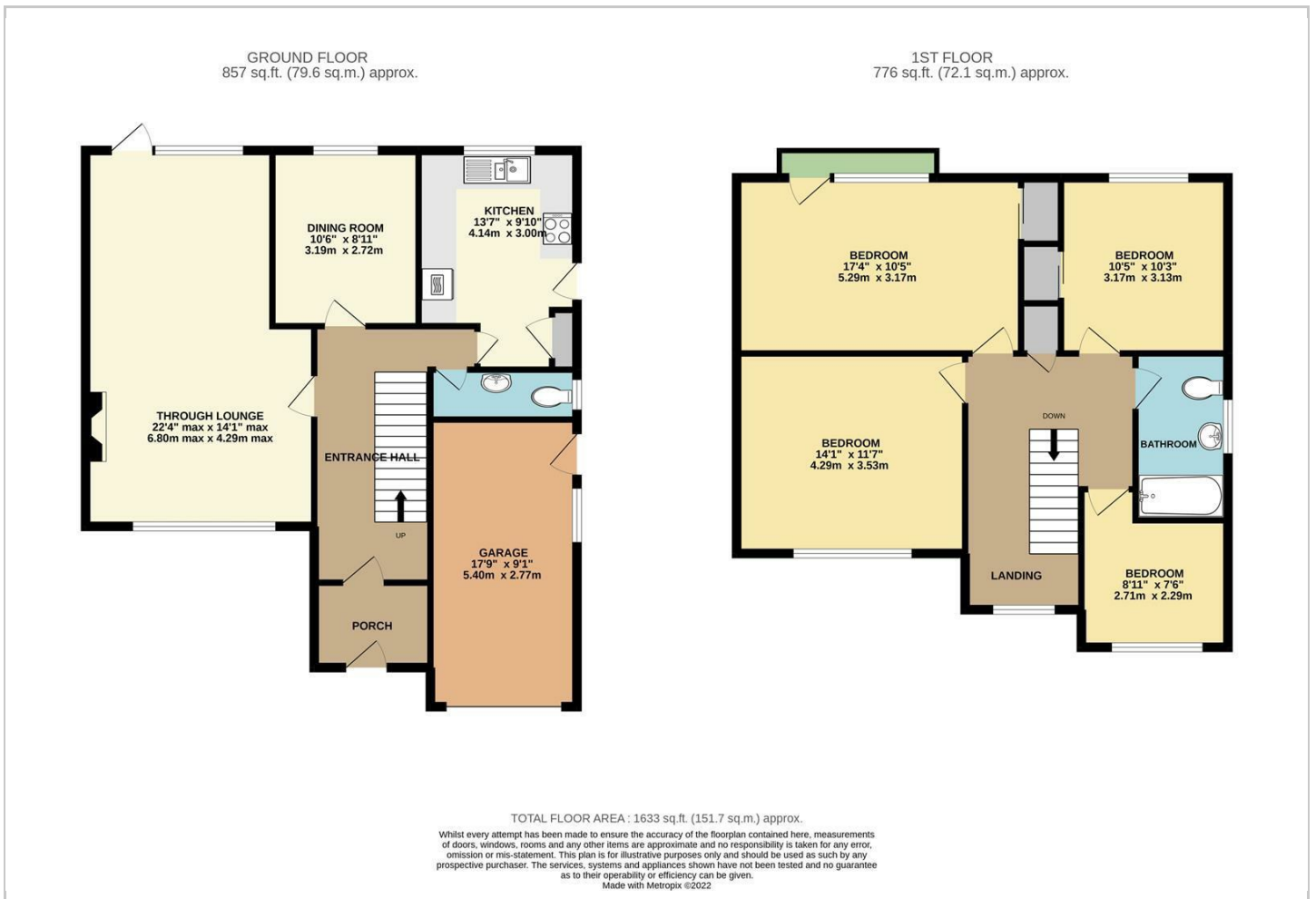
Hybrid Map



Terrain Map



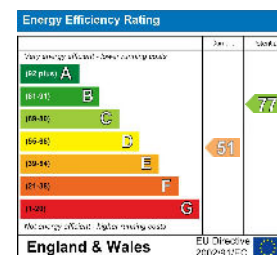
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 if 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.