



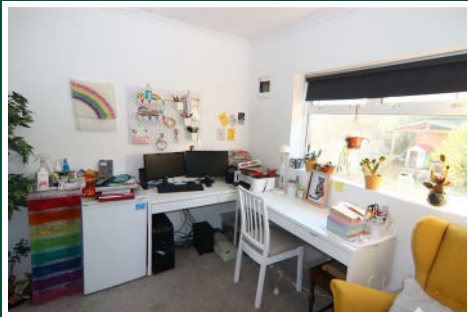
Longbury Drive, Orpington, Kent, BR5 2JU

Guide Price £325,000 Freehold



# Longbury Drive, Orpington, Kent, BR5 2JU

Guide Price £325,000 Freehold



## Description

Price Guide £325,000 to £350,000 A two/three bedroom house located close to St Mary Cray Station, and local schools, as well as shops at Cotmandene Crescent. Accommodation includes: lounge, and good sized Re-fitted kitchen/diner to the ground floor, with three bedrooms, bathroom and separate WC upstairs. The rear garden is tiered, and measures approximately 70'0. Viewing comes recommended.

## HALL

UPVc entrance door to front. Meter cupboard. Single panel radiator. Staircase leading to the first floor landing. Multi pane door to:-

## LOUNGE

13'3" x 11'3" + recess (4.04 x 3.43 + recess)  
Double glazed window to front. coving to ceiling.  
fitted gas fire with back boiler. Folding door to:-

## KITCHEN/DINER

11'5" x 8'6" average (3.48 x 2.59 average)  
With double glazed window overlooking the rear garden. Fitted with a range of wall, base and drawer units, Butler sink with mixer taps and tiled splashback, built in fridge/freezer and dishwasher. Door to:-

## LOBBY

With deep understairs cupboard. Additional large store cupboard housing boiler. "Georgian" style hardwood door leading to the rear garden.

## FIRST FLOOR LANDING

Access to loft. Airing cupboard with plumbing

## BEDROOM 1

11'0" x 10'4" max (3.35 x 3.15 max)  
Double glazed window to front. Double panel radiator. Coving to ceiling.

## BEDROOM 2

9'2" min x 9'9" (2.79 min x 2.97)  
Double glazed window to rear overlooking the garden. single panel radiator. Built-in cupboard. Coving to ceiling.

## BEDROOM 3

6'1" min x 6'9" (1.85 min x 2.06)  
Double glazed window to front. Bulkhead cupboard. Coving to ceiling.

## BATHROOM

Fitted with a white suite comprising: panel bath with shower attachment, and pedestal wash hand basin with cabinet beneath. Single panel radiator. Some recent retiling to walls. Double glazed obscure window to rear.

## SEPARATE WC

Fitted with a white low level WC. Some recent retiling to walls. Double glazed obscure window to rear.

## FRONT GARDEN

Lawn. Borders. Steps up to front door.

## REAR GARDEN

Approximately 70'0" (Approximately 21.34)  
Terrace immediately behind the property. Steps up to tiered areas of lawn with borders. Outside water tap. Pedestrian side access. Small ornamental pond. Greenhouse.

## DIRECTIONS

From our offices adjacent to Tesco in Orpington, continue to the War Memorial. Take the second exit and proceed up Spur Road. At the top, turn left in to Court Road. Follow this road for a distance, continuing into Cray Avenue. Shortly after passing under the viaduct, take the second left hand turning into Leasons Hill. Proceed up the hill and to the mini roundabout. Turn right into Chipperfield Road. At the first mini roundabout, turn right into Longbury Drive.

## VIEWING

Viewing is strictly by prior appointment only via Edmund Orpington Ltd - 01689 821904 / orpington@edmund.co.uk.

## AGENT'S NOTE

The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts.

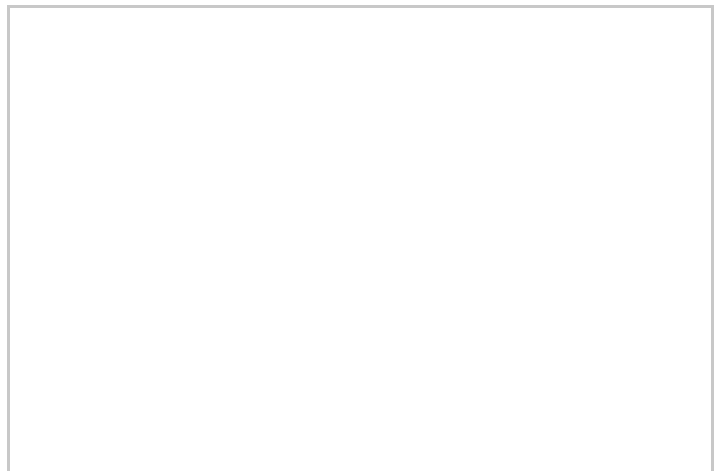
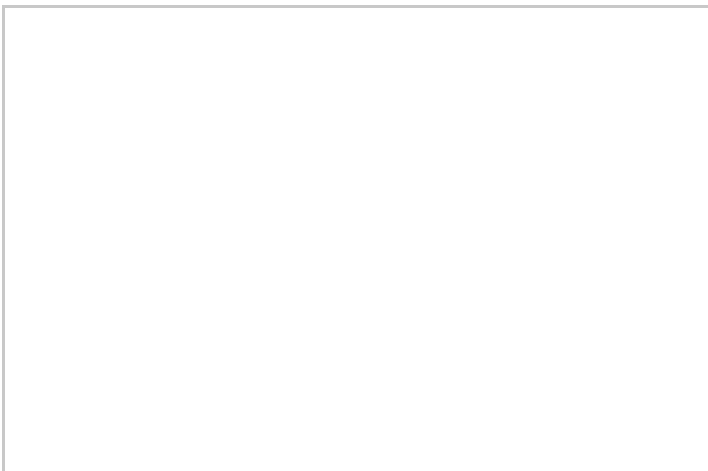
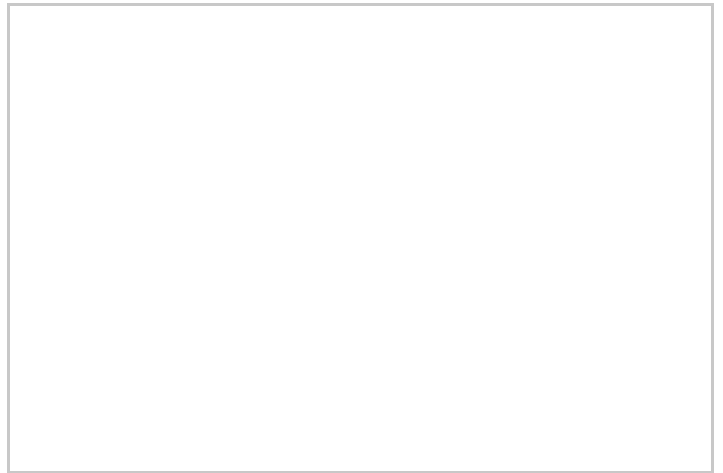
Council Tax Band: "D"

EPC Rating: "E"

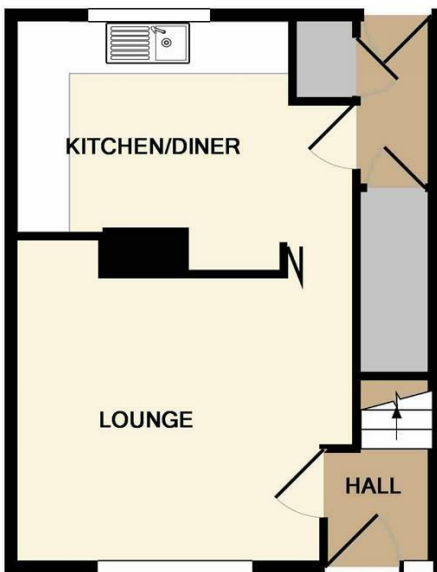
Total Square Metres: 66

Total Square Feet: 719

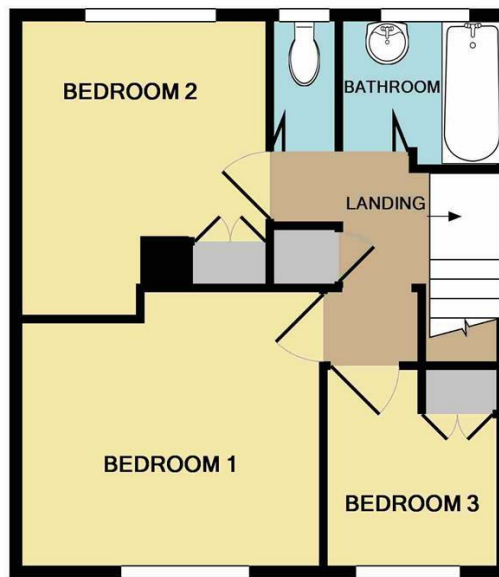
Like most of the 1950s local authority built houses in the immediate area, the property is believed to be of a type of concrete construction that is mortgageable with many lenders – naturally we would recommend that you check with your particular mortgage lender or Financial Advisor that it is suitable for your specific lending criteria.



## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 331 SQ.FT.  
(30.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

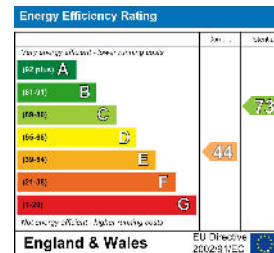
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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](mailto: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.