



16 Ramsden Road

, Orpington, BR5 4LT

Offers Over £450,000



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Description

A spacious semi detached bungalow situated in an established residential road within easy access of Orpington High Street, public transport and other family amenities. It offers tastefully decorated and well planned accommodation and comprises a modern fitted kitchen with built in appliances, lovely lounge, 2 bedrooms and a modern fitted bathroom suite. Benefits include double glazing, gas central heating (boiler recently fitted) and fitted carpets and wood flooring where laid. Outside there is a level low maintenance garden which enjoys a southerly aspect and off street parking to front. Internal viewing is strongly recommended.

Entrance Hall

Access to insulated and part boarded loft with ladder, wood flooring, radiator.

Bedroom

Double glazed window to rear, radiator.

Bedroom

Double glazed window to front, radiator.

Bathroom

White suite comprising panelled bath mixer taps, wash hand basin in vanity unit, double glazed opaque window to front, heated towel rail vinyl floor.

Separate WC

Low level WC, vinyl flooring, double glazed opaque window to front

Kitchen

Range of matching wall and base units with inset sink and drainer, mixer taps, built in dishwasher,

washing machine, self cleaning oven ceramic hob with extractor fan, cupboard housing newly installed boiler, built in larder and airing cupboard. Double glazed window to side double glazed door to side.

Lounge

Double glazed french door to side, two double glazed windows to rear, log burning effect fire, radiator, wood flooring.

Outside

Low maintenance patio garden with outside lights and ornamental fishpond. Side access

Front Garden

Providing off street parking for two cars

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: "D"

EPC Rating: "C"

Total Square Meters: Approximately 69.9

Total Square Feet: Approximately 752

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



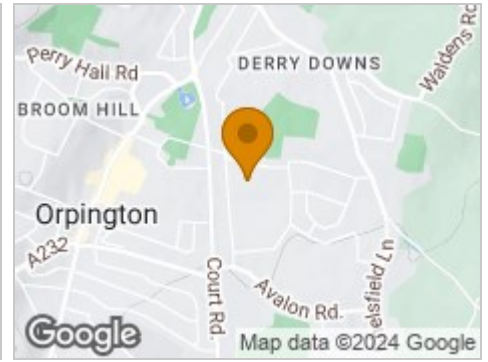
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Approx. 69.9 sq. meters
(752 sq. feet)

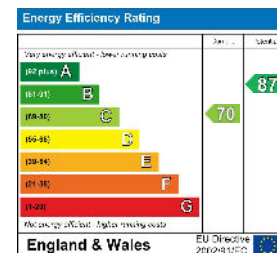


Total area: approx. 69.9 sq. meters (752 sq. feet)
For illustration purposes only - not to scale

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.