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8 Edmund Road

, Orpington, BR5 4JJ

Price Guide £400,000 - £425,000 Freehold

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Description
Guide Price £400,000 to £425,000 A tastefully decorated semi detached bungalow situated in this established road close to local amenities that include local Schools (in particular St Philomena's Primary School), Shops, open countryside and the R4 bus route which runs along Chelsfield Road. Internally there are two bedrooms along with a modern shower room, re-fitted kitchen with built in appliances and conservatory. Benefits include gas central heating double glazing and fitted carpets. On a level plot there is a manageable rear garden which enjoys a Southerly aspect along with a fair degree of natural seclusion. With off street parking to front. Internal viewing is strongly recommended.

Entrance
Upvc door to

Hall
Radiator, laminate flooring, access to part boarded and insulated loft.

Bedroom
Double glazed window to front, radiator.

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Double glazed window to front, radiator

Shower Room
Enclosed fully tiled shower, pedestal wash hand basin, low level WC, vinyl flooring, radiator, double glazed opaque window to side.

Lounge
Double glazed patio door to conservatory, coal effect gas fire with marble hearth, and timber surround., wall lights, tv point.

Kitchen
Fitted with modern units with stainless steel sink and drainer, mixer taps, quartz effect splash backs, built in electric oven and hob with extractor hood, built in washing machine. Cupboard housing Worcester boiler, concealed lighting, double glazed window to rear

Conservatory
Wall mounted electric radiator, tiled floor, blinds where fitted. Wall lights.

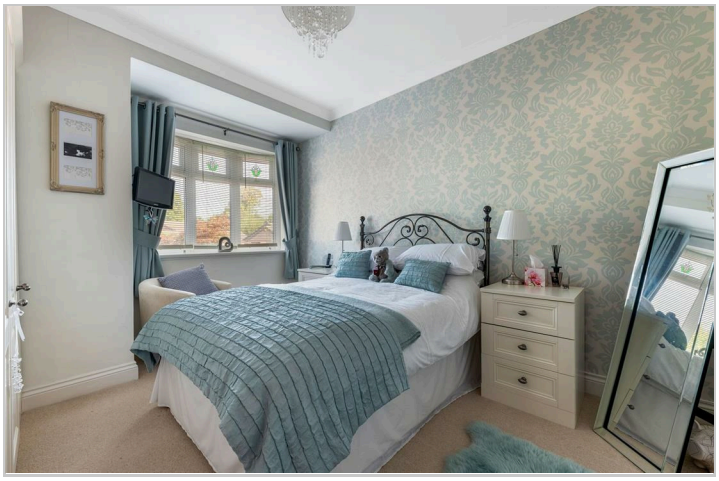
South Facing Garden
Easy to maintain with herbaceous border providing a high degree of natural seclusion, patio, side access, outside lighting, hose tap. Timber shed with power.

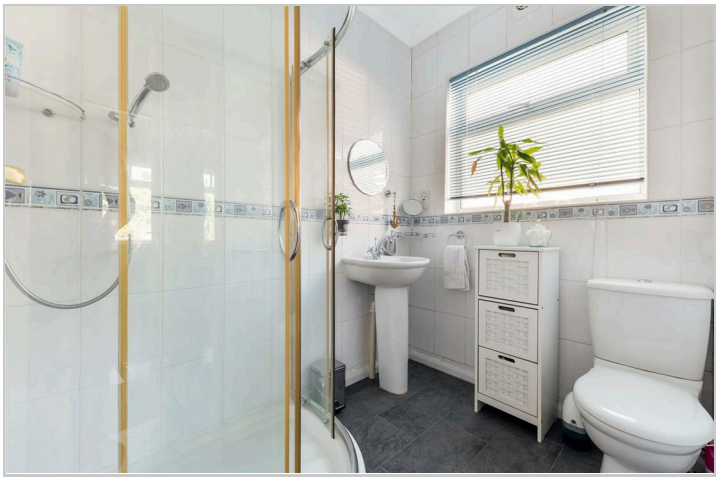
Front garden
Providing off Street parking

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: "D"
EPC Rating: "D"
Total Square Meters: Approx.57
Total Square Feet: Approx. 611

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

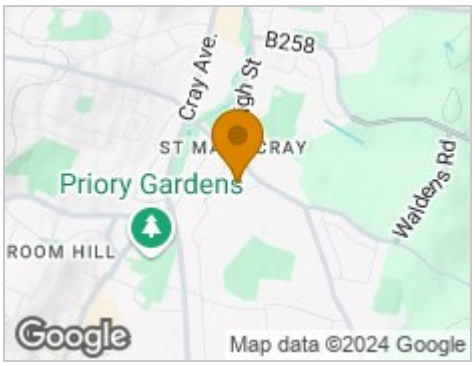




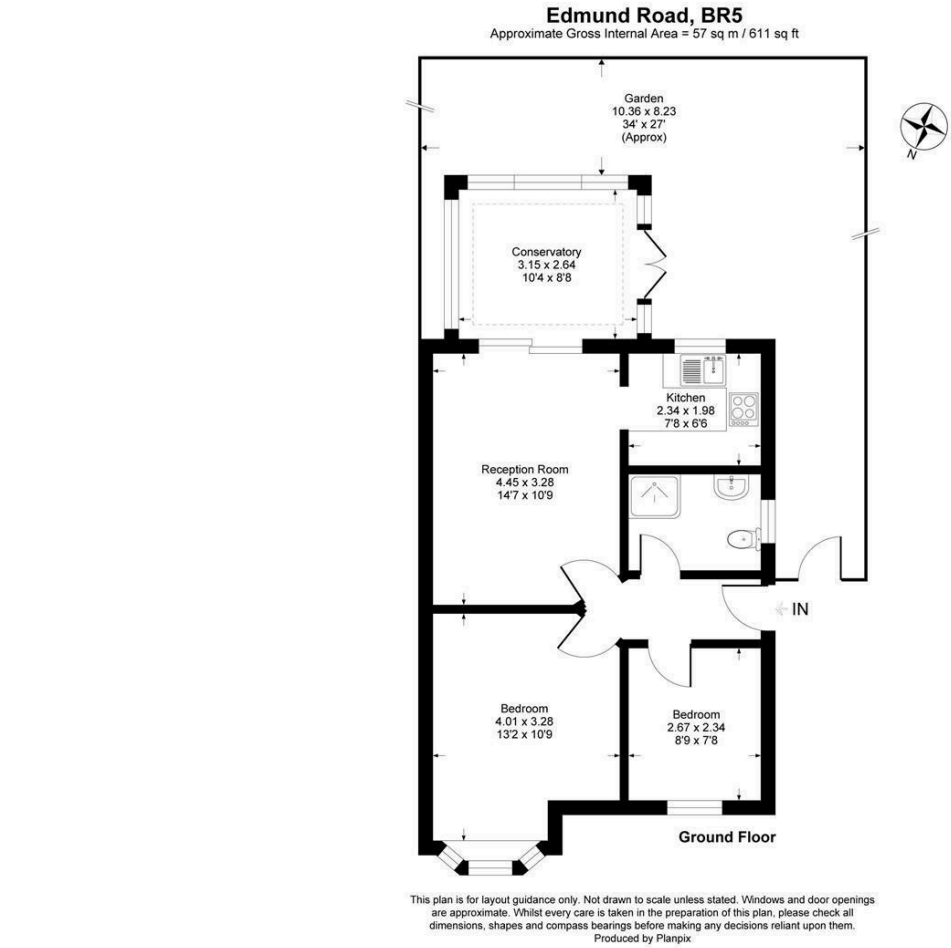
Road Map

Hybrid Map

Terrain Map



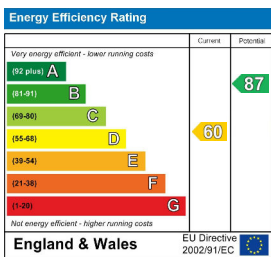
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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