



## 8 Edmund Road

, Orpington, BR5 4JJ

Price Guide £400,000



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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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## 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



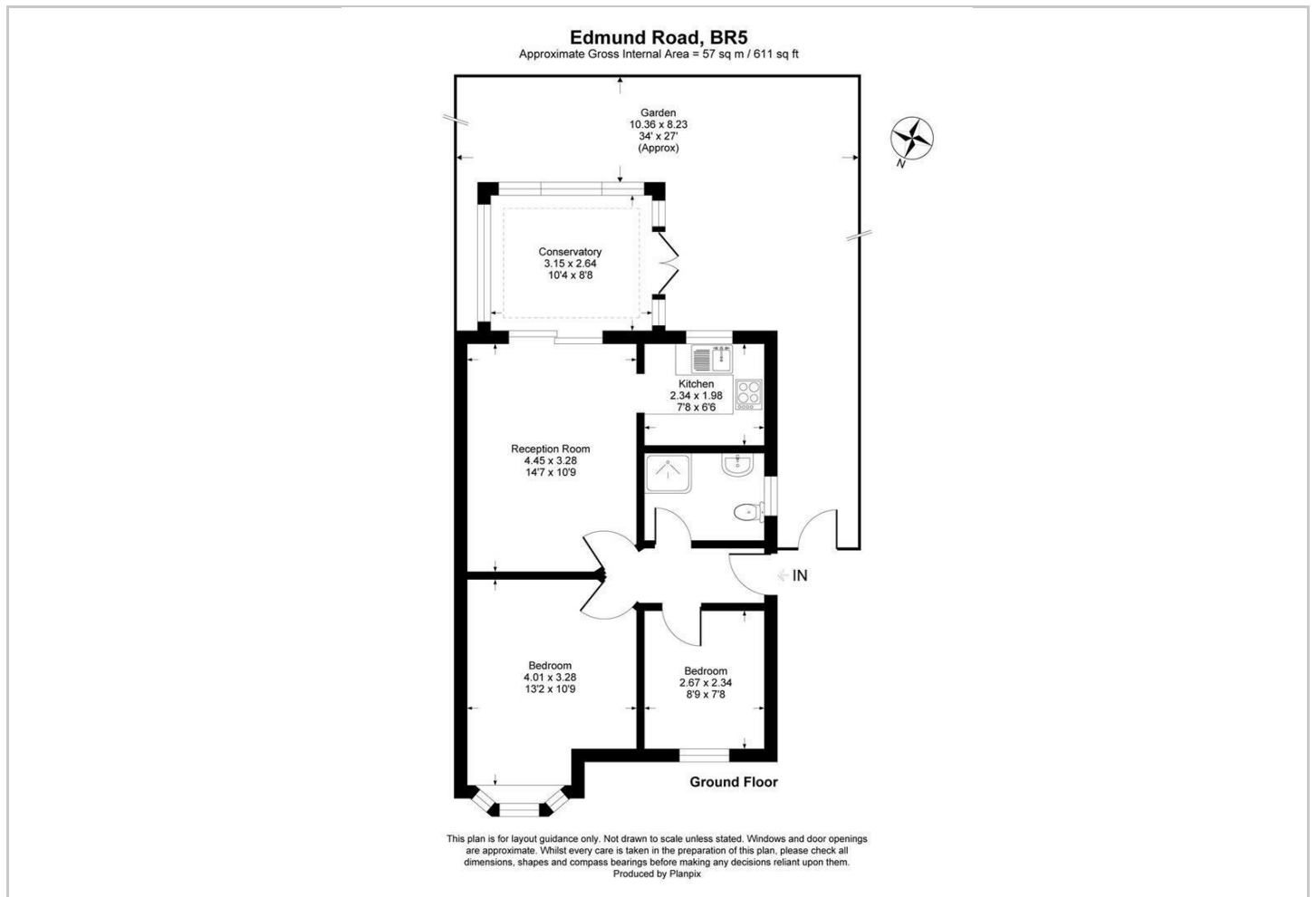
## Hybrid Map



## Terrain Map



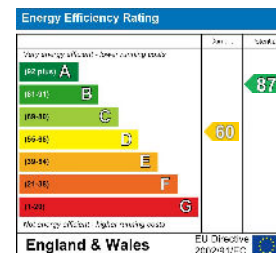
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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