



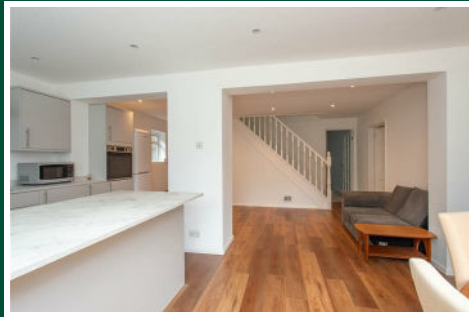
St. Josephs Close, Orpington, Kent, BR6 9TY

Price Guide £750,000-£765,000 Freehold



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Description

Guide price £750,000 to £765,000 Situated in this small cul de sac which forms part of the popular St Josephs development, is this extended 4/5 bedroom detached house. Vastly improved in recent months the property features a lovely open plan kitchen/dining/entertaining area, a separate lounge, plus a additional reception/bedroom (possible small annexe) and cloakroom on the ground floor, whilst upstairs are 4 bedrooms, family bathroom and a shower cubicle fitted just off the landing. Outside is a private garden which enjoys a high degree of seclusion and a south westerly aspect, and there is a garage with parking to front. Close by are highly regarded State and Grammar schools including St Olaves, Newstead Woods and Warren Road as well as local shops at the Crescent , public transport with a choice of Chelsfield and Orpington stations.

Entrance

Upvc door to

Hall

Parquet flooring

Cloakroom

Low Level WC, wash hand basin in vanity unit, double glazed opaque window to side.

Lounge

Double glazed window to front, feature fireplace with Marble heart and electric fire.

Kitchen/Dining room

Recently installed with matching wall and base units, stainless steel sink and drainer, mixer taps, plumbing for washing machine and dishwasher, built

in Halogen hob and extractor fan, built in oven, laminate floor, double glazed window to side, under stairs cupboard.

Reception

Currently divided into two rooms as per floorplan

Landing

Access to loft, cupboard housing water tank and second cupboard housing boiler, shower cubicle.

Bedroom

Double glazed window to front

Bedroom

Double glazed window to front

Bedroom

Double glazed window to rear.

Bedroom

Double glazed window to front

Bathroom

White 3 piece suite comprising, panelled bath, wash hand basin, Low Level WC, double glazed opaque window to rear, fully tiled floor and walls

Outside

Rear garden, laid to lawn, 2 timber sheds, hose tap.

Garage

Up and over door

Parking to front

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: "F"

EPC Rating: "C"

Total Square Meters: Approx. 132

Total Square Feet: Approx. 1420

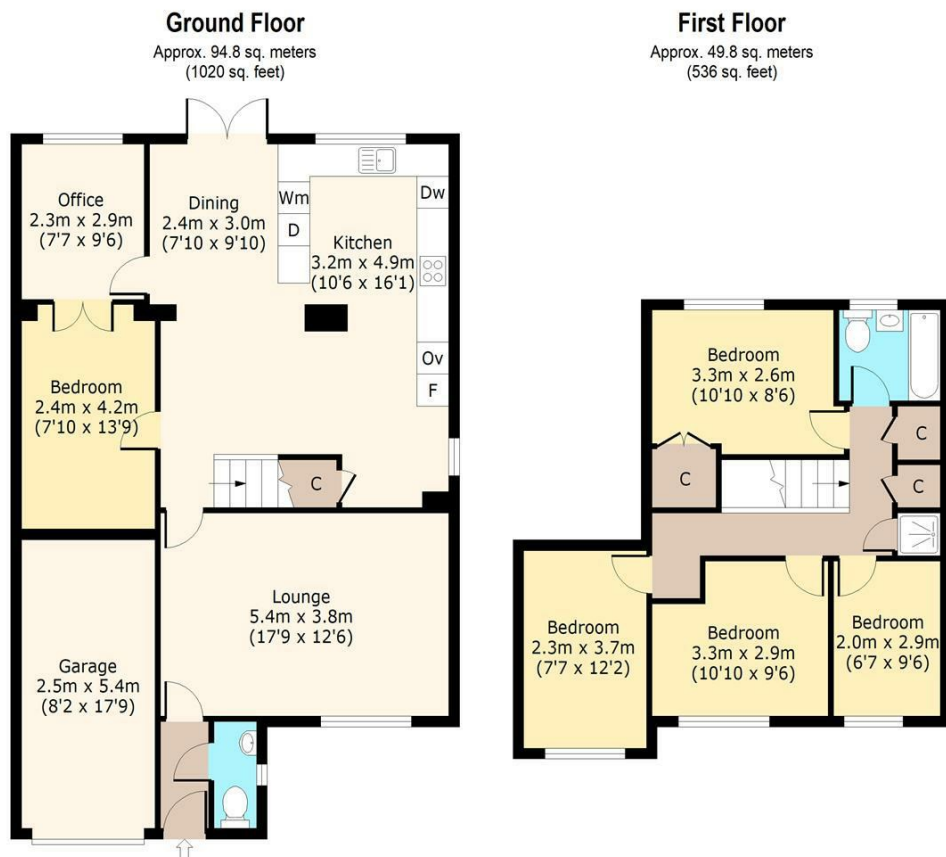
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





Floor Plan

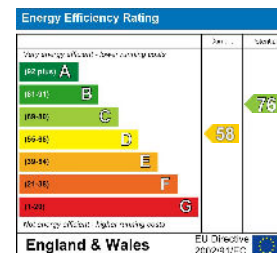


Total area: approx. 144.6 sq. meters (1556 sq. feet)
For illustration purposes only - not to scale

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.