



Furzehill Square, Orpington, , BR5 3SN

£375,000 Freehold



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## Description

Perfect for the station, and with NO ONWARD chain, this modern attractive home forms part of a modern development and is ideal in our opinion for a first time buyer. The accommodation comprises 2 double bedrooms and a shower room on the first floor whilst downstairs, a cloakroom, kitchen and a well appointed lounge which provides access to the garden. Benefits include gas central heating and double glazing. The rear garden is not huge but is private and enjoys a Westerly aspect. There is parking to front for 2 cars. Close by are local shops, public transport and the Nugent Retail Park. Priced to allow for a bit of updating, internal viewing is strongly recommended.

## Entrance Hall

Half glazed timber door, radiator.

## Cloakroom

With Low Level WC, wash hand basin, double glazed opaque window to front.

## Kitchen

Range of matching wall and base units with stainless steel sink and drainer, mixer taps, double glazed window to front, cupboard housing boiler, built in oven with gas hob and extractor fan, plumbing for washing machine, radiator.

## Lounge

With access to garden and under stairs cupboard. Radiator.

## First Floor Landing

Access to loft

## Bedroom

Double glazed window to front, range of mirror fronted wardrobes, radiator

## Bedroom

Double glazed window to rear, fitted wardrobes, radiator.

## Shower Room

With a suite comprising: walk-in tiled shower cubicle; low level WC; and wash hand basin. Localised tiling.

## Rear Garden

Private rear garden with timber shed, small patio and gate to rear.

## Front Garden

With private drive providing off street parking for 2 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 56

Total Square Feet: Approximately 609

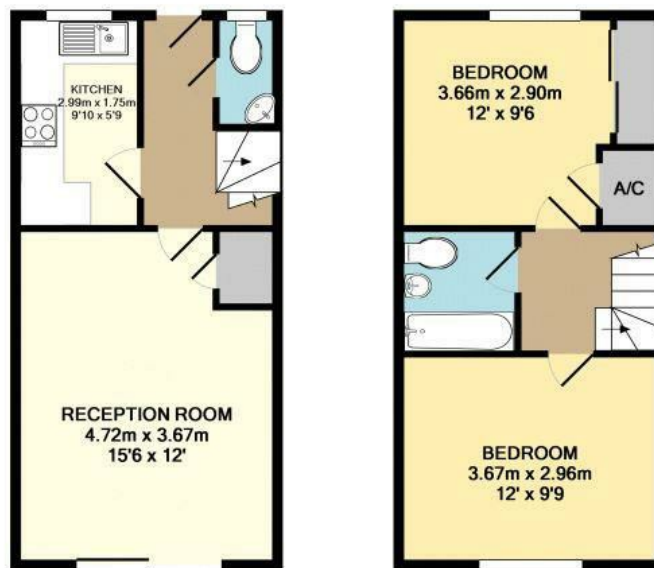
Dimensions: Per Floorplan

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





## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 28.3 SQ.M.  
(305 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 28.3 SQ.M.  
(305 SQ.FT.)

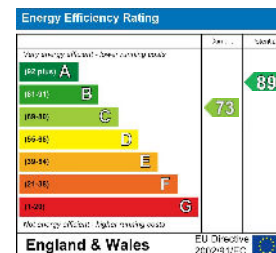
TOTAL APPROX. FLOOR AREA 56.6 SQ.M. (609 SQ.FT.)

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.