



5 Stapleton Road

, Orpington, BR6 9TL

£490,000



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Description

Ideally situated for both Warren Road and Holy Innocents primary schools - as well as St Olaves Gramar School For Boys, this post-war three bedroom end of terrace family home must be viewed to be fully appreciated. Orpington's mainline station with a fast and frequent commuter service to London, and the town's High Street with it's selection of shops, coffee shops, bars, restaurants, gyms and the Odeon Cinema, are also both close to hand. Tastefully decorated, the accommodation includes a large bright lounge / dining room with views over the south facing rear garden, and well laid out kitchen to the ground floor, together with useful cloakroom. Upstairs, there are the three bedrooms, and family bathroom. There are gardens both to front and to the rear, and there is also a garage-en-bloc.

Porch

Entry door to front. Cupboard housing meters.

Entrance Hall

Door leading from the porch. With staircase leading to the first floor landing, and with recess beneath. Single panel radiator. Coving to ceiling.

Cloakroom

Fitted with a white suite comprising:- wall mounted wash hand basin with tiled splash back; and low level WC. Partly tiled flooring. Coving to ceiling. Window to front.

Lounge / Dining Room

19'0" x 18'8" max ("I" shaped) (5.79m x 5.69m max ("I" shaped))

A large, bright room with double glazed sliding patio

doors leading onto the rear garden. Multi pane door from the entrance hall. Double panel radiator. Wall light points. Coving to ceiling.

Kitchen

10'10" x 9'7" (3.30m x 2.92m)

Fitted with a white, modern range of wall, base and drawer units together with colour coordinated worksurfaces.. Inset stainless steel single bowl single drainer sink unit with swan neck mixer tap over. Integrated four burner gas hob with extractor fan above, and with oven directly under, With space and plumbing for a dishwasher, and for a washing machine. Additional space for appliances. Serving hatch directly through to lounge / dining room. Downlighting, plus under-cabinet ambient lighting. Partly tiled walls. Double glazed multi pane effect bow window to the front.

First Floor Landing

Airing cupboard housing hot water cylinder. Access to loft space.

Bedroom 1

12'5" x 9'6" max (3.78m x 2.90m max)

Double glazed multi pane effect window to the front, and with single panel radiator beneath. Fitted bedroom furniture including low level corner cupboard, and wardrobes around the bed recess. Further range of mirror fronted sliding door wardrobes to one wall. Coving to ceiling.

Bedroom 2

12'0" x 8'6" (3.66m x 2.59m)

Double glazed multi pane effect window overlooking the rear garden. Storage recess with shelving. Single panel radiator. Coving to ceiling.

Bedroom 3

8'10" x 6'11" (2.69m x 2.11m)

Double glazed multi pane effect window overlooking the rear garden. Single panel radiator. Coving to ceiling.

Family Bathroom

Fitted with a white suite comprising: panel bath with separate shower unit over; low level WC; and pedestal wash hand basin. Fully tiled walls. Double glazed multi pane effect frosted window to the front. Single panel radiator. Downlighting.

Front Garden

Areas of lawn and crazy paving.

Rear Garden

approximately 30'0" (approximately 9.14m)

Backing approximately south. Artificial lawn with borders. Crazy paved terrace. Gated pedestrian side access.

Garage-En-Bloc

Up-and-over door to front.

Agent's 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: 95.3 approx.

Total Square Feet: 1025.9 Approx.

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

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



Road Map



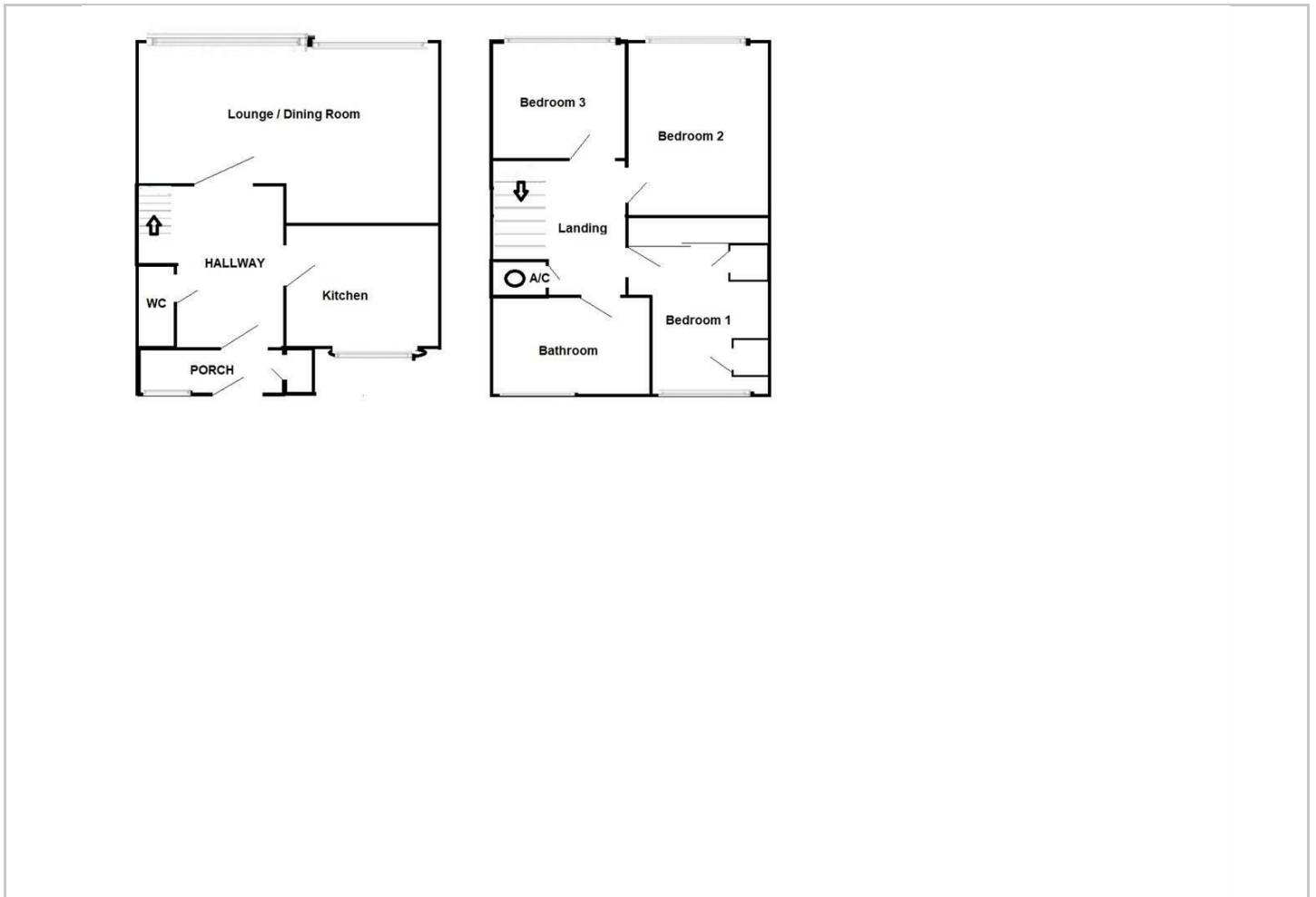
Hybrid Map



Terrain Map



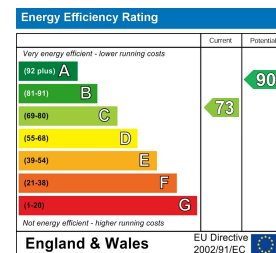
Floor Plan



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