



## Novar Close, Orpington, Kent, BR6 0XA

Guide Price £700,000 - £715,000  
Freehold



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## Description

Guide Price: £700,000. Enjoying an elevated position, within this small, select, and peaceful cul-de-sac in the Knoll area of town, this detached three bedroom family home is yet only a short walk from Orpington High Street with its range of shops, leisure facilities, bars and restaurants. Popular local schools, as well as Orpington Mainline Station with its fast and frequent service to London, are also close by. The well maintained accommodation is of a good size, and is tastefully decorated. There is 22'03" x 15'5" max Reception Room which enjoys a double aspect. Downstairs, there is also the Kitchen, a Utility Room, and a cloakroom. Upstairs, off a good sized, bright Landing, are there three bedrooms (smallest is 9'1" x 8'7") with an En-Suite to the master, plus a Family Bathroom. The rear garden is slightly tiered with areas of lawn, and terrace for sitting and entertaining. There is also a tandem length Garage with parking to the front. Viewing is highly recommended in order to appreciate all that this fine residence has to offer.

## Entrance Hall

Entrance door to front. Staircase leading to the First Floor Landing. Double panel radiator. Laminate flooring.

## Cloakroom

Fitted with a 'Champagne' coloured suite comprising: low level WC; and pedestal wash hand basin with tiled splashback. Single panel radiator. Double glazed multi pane effect obscure window to the front.

## Reception Room

22'03" x 15'05" max (6.78m x 4.70m max)

A lovely, bright double aspect room with double glazed multi pane effect bow window to front, together with double glazed full height multi pane effect windows and matching door leading onto the rear garden. Two double panel radiators. Coving to ceiling. Deep understairs cupboard with light. Door leading to:-

## Kitchen

11'10" x 9'9" max (3.61m x 2.97m max)

Fitted with a range of wall, base and drawer units with colour coordinated worktops together with inset stainless steel one and a half bowl sink unit with "swan neck" mixer tap over. Partly tiled walls. Appliance space including plumbing for dishwasher. Integrated four burner gas hob with extractor hood over, and separate unit housing eye-level electric oven. Coving to ceiling. Double glazed multi pane effect window overlooking the rear garden. Single panel radiator. Door leading to:-

## Utility Room

Matching wall units. Space and plumbing for free-standing washing machine. Door leading to the side. Coving to ceiling. Gas fired central heating boiler.

## First Floor Landing

A particularly spacious and bright landing, with recess area ideal as an office, or quiet sitting area. Airing cupboard housing the hot water cylinder. Access to the loft space via retractable ladder. The loft has a light, and is partly boarded. Double glazed multi pane effect window to the front, and with single panel radiator beneath.

## Bedroom One

15'4" x 10'1" (4.67m x 3.07m)

Double glazed multi pane effect window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling. Door to:-

## En-Suite Shower Room

Fitted with a white suite comprising:- fully tiled corner shower cubicle; low level WC; and vanity wash hand basin with cupboards under. Shaver point. Ladder style radiator. Downlighting. Double glazed multi pane effect obscure window to the side.

### Bedroom Two

12'11" x 8'6" (3.94m x 2.59m)

Double glazed multi pane effect window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling.

### Bedroom Three

9'1" x 8'7" (2.77m x 2.62m)

Double glazed multi pane effect window to the front, and with single panel radiator beneath. Coving to ceiling.

### Family Bathroom

Fitted with a modern white suite comprising:- Panel bath with shower attachment; low level WC; and pedestal wash hand basin. Partly tiled walls with attractive decorative border. Ladder style radiator. Double glazed multi pane effect obscure window to the front.

### Rear Garden

approaching approximately 40'0" (approaching approximately 12.19m)

Being slightly tiered. Immediately behind the house there is a crazy paved terrace. Area of lawn with plant, shrub and hedge borders. Further, larger, terraced area. Gated pedestrian side access. Timber garden storage shed to one side. Outside light. Outside water tap.

### Front Garden

Being elevated and away from the road. with steps up. Area of lawn. Borders.

### Tandem Length Garage

26'8" x 8'0" (8.13m x 2.44m)

With up and over door to front, plus personal door and window onto the rear garden. With power and lighting.

### 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: "F"

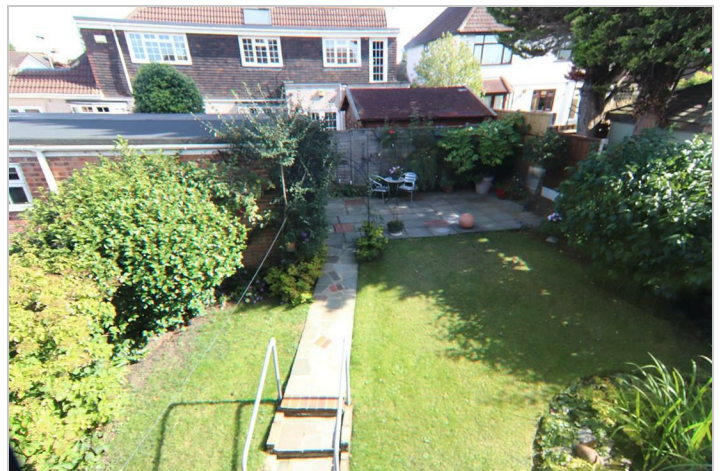
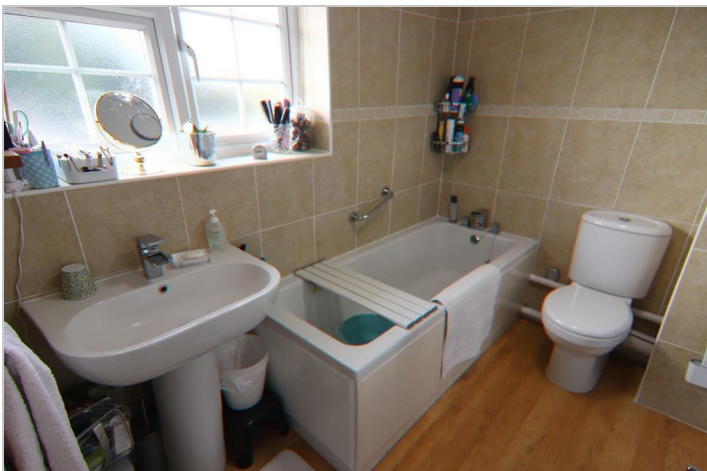
EPC Rating: "E"

Total Square Meters: Approx. 101

Total Square Feet: Approx. 1087.15

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](mailto:orpington@edmund.co.uk)





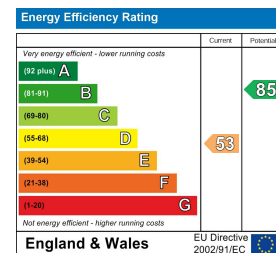
## Floor Plan



## 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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