



12 Northfield Avenue

, Orpington, BR5 4JH

£375,000



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Description

A two bedroom semi-detached bungalow located in this popular residential area, close to local shops, schools and bus routes. Offered to the market with no onward chain, the bungalow offers two good sized bedrooms, a lounge, kitchen, and shower room. There is a pretty rear garden, plus own drive and parking in the front garden. Viewing comes highly recommended.

Hallway

Aluminum framed double glazed entrance door to the side. Access to the loft area. Single panel radiator.

Lounge

15'1" max x 11'0" max (4.60m max x 3.35m max)
With double glazed French doors, and adjacent full height window onto the rear garden. Attractive marble effect fireplace and hearth, with electric fire. Adjacent gas point. Single panel radiator. Door to:-

Kitchen

7'7" max x 6'10" max (2.31m max x 2.08m max)
Fitted with a range of wall, base and drawer units. Marble effect worktops and inset stainless steel one and a half bowl sink unit with 'swan neck' mixer tap over. "Mosaic" effect tiled splashback. Fitted extractor hood with space for a slot-in cooker beneath, with adjacent gas point. Space and plumbing for washing machine. UPVC door and double glazed window onto the rear garden.

Bedroom 1

13'0" max x 10'9" max (3.96m max x 3.28m max)
Double glazed bay window to the front, and with

single panel radiator beneath. 'Display' recess within chimney breast, with adjacent gas point. Shelved recess.

Bedroom 2

8'10" max x 7'5" max (2.69m max x 2.26m max)
Double glazed window to the front, and with single panel radiator beneath.

Shower Room

Fitted with a modern white low level WC, wall mounted wash hand basin, and shower cubicle. Some easy-wipe plastic cladding to walls. Wall mounted gas fired combination boiler. Single panel radiator. Double glazed obscure window to the side.

To Front

Area of lawn. Own driveway with off road parking.

To Rear

approximately 35'0" (approximately 10.67m)
The rear garden backs approximately south. Immediately behind the bungalow there is a terraced area. Then, laid to lawn with well socked plant, shrub and hedge borders. Trees and conifer screening. Outside water tap. Outside lighting. Gated pedestrian side access. Timber garden shed. Additional storage shed upon hardstanding at the rear boundary

Agent's Note

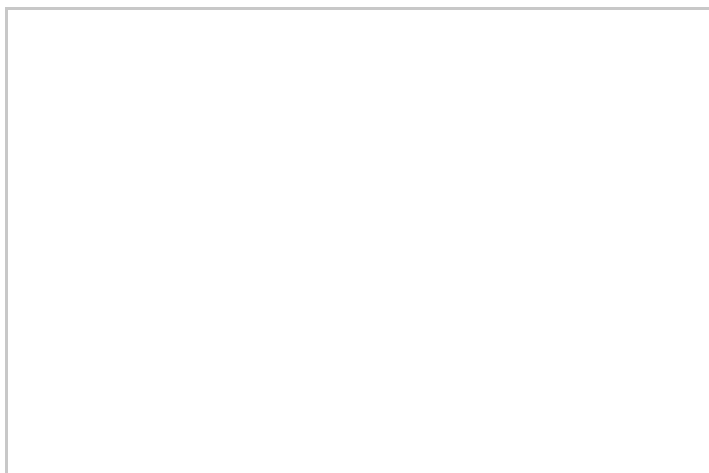
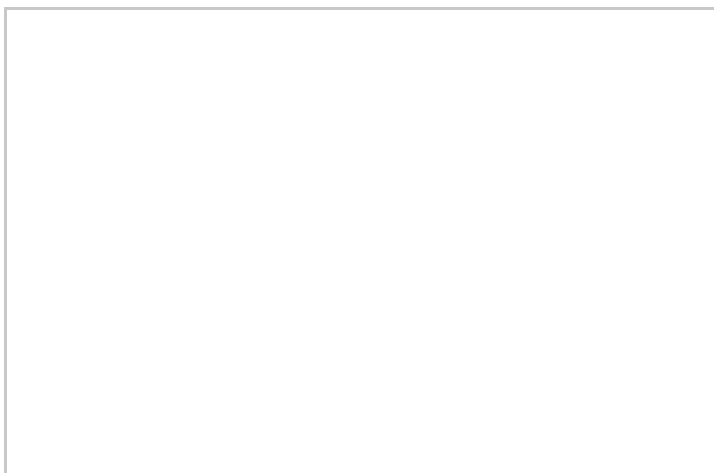
The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"
EPC Rating: D

Total Square Meters: TBA
Total Square Feet: TBA

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



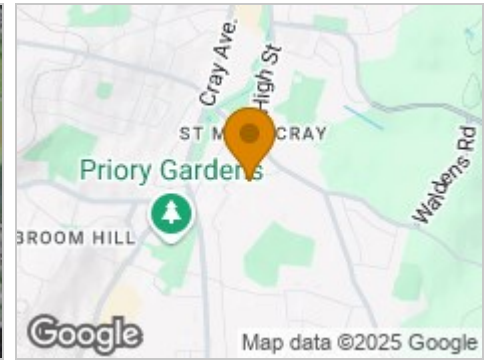
Road Map



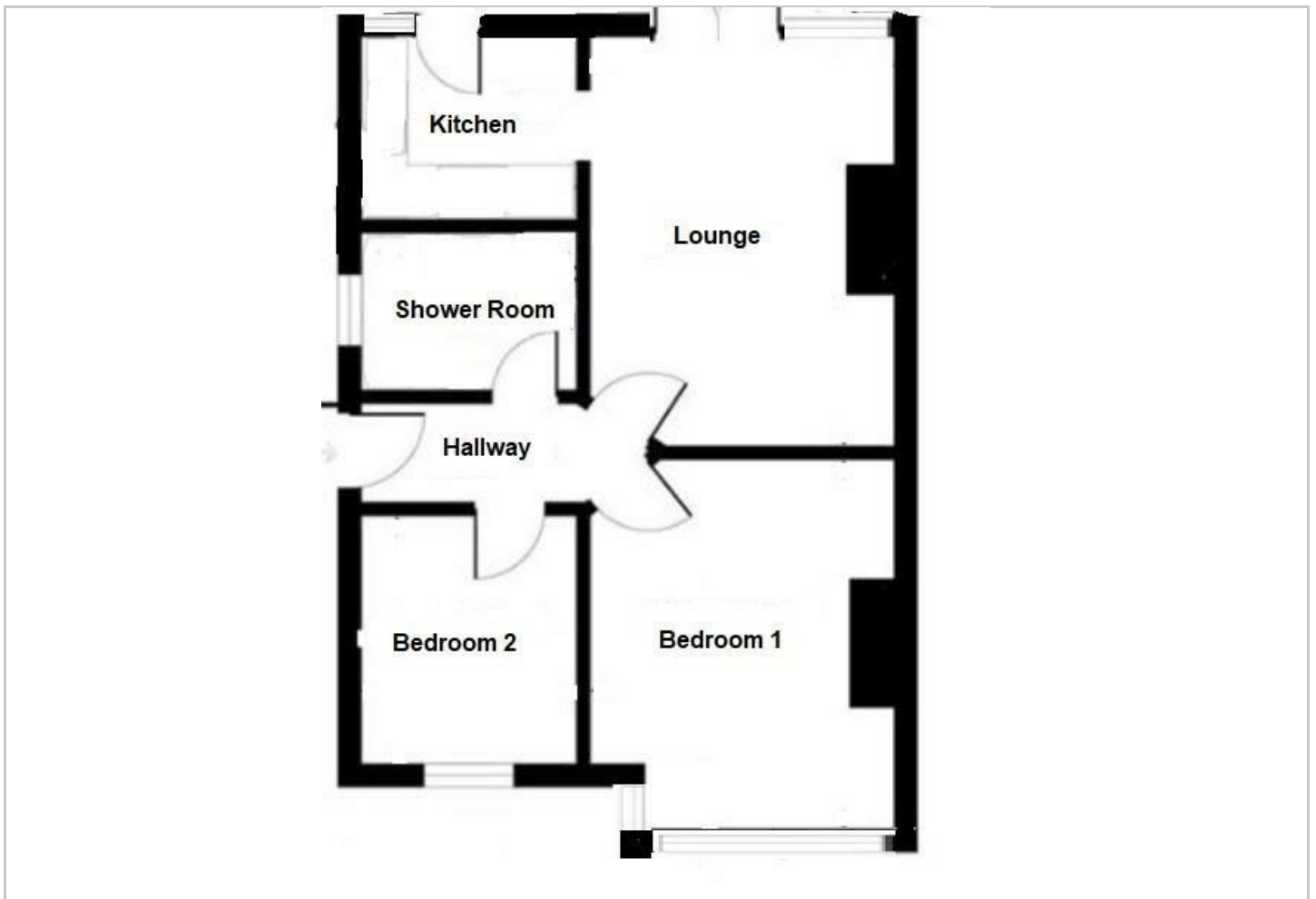
Hybrid Map



Terrain Map



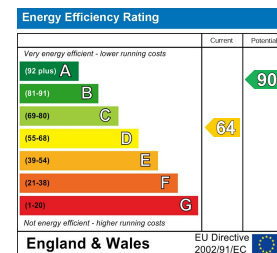
Floor Plan



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.