



111 Tubbenden Lane

, Orpington, BR6 9PP

£600,000



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Description

A well maintained, and extended, semi-detached house offering good sized accommodation, and located in this much sought-after road on the favoured south side of Orpington. Highly regarded schools including Darrick Wood, Newstead Wood, St Olaves and Tubbenden are all accessible. Orpington Mainline Station, High Street, and local shops and bus routes are also all close by. On the ground floor, is a bright lounge with large bay window, a 21ft dining room/family room, a lovely modern kitchen plus a cloakroom. Upstairs, are the three bedrooms, and a family bathroom. Benefits include gas central heating, double glazing and fitted carpets. There is a garage approached via own driveway, with plenty of parking, and a delightful rear garden measuring some 75'0". Offered to the market with the added advantage of no onward chain, viewing comes highly recommended.

Open Porch

A canopied porch to the side of the house, with multi pane entrance door leading:-

Hallway

Window to side. Staircase leading to the first floor landing, and with cupboards under. Double panel radiator.

Cloakroom

Fitted with a white suite comprising: low level WC; and wall mounted wash hand basin. Tiled splashback. Attractive flooring. Single panel radiator. High level double glazed frosted window to the front.

Lounge

15'8 max x 12'1" max (4.78m max x 3.68m max)
With multi pane door returning to the hallway, and multi pane door and adjacent full height glazed panel

onto the dining room. Full height double glazed windows to the front set within the bay. Coving to ceiling. Double panel radiator. Laminated flooring.

Dining Room

21'6" max x 9'3" max (decreasing to 9'1" max) (6.55m max x 2.82m max (decreasing to 2.77m max))
Extended and taking in lovely views of the most attractive rear garden. Double panel radiator, plus two single panel radiators. Laminated flooring. Wall light points. Additional high level double glazed window to the side. Glazed double doors leading to:-

Kitchen

10'8" max x 9'3" max (3.25m max x 2.82m max)
Attractively fitted with a modern high gloss white range of wall, base and drawer units. Full height matching cupboard. Colour coordinated marble effect worktops with inset stainless steel single bowl single drainer sink unit with mixer tap over. Colour coordinated tiled splashback. Attractive flooring. Large double glazed window taking in views over the rear garden. UPVC double glazed door to the side leading to the garden. Space for free-standing upright fridge/freezer. Space for freestanding slot-in gas cook with gas point, and with extractor hood above. Space and plumbing for both freestanding washing machine, and freestanding dishwasher. Glazed double doors returning to the hallway.

First Floor Landing

A good sized landing with double glazed window to the side. Access to the loft space. Original airing cupboard now offering ample shelved linen storage.

Bedroom 1

11'10" max x 11'3" max (3.61m max x 3.43m max)
Double glazed window to the front, and with single panel radiator beneath. Coving to ceiling.

Tel: 01689 821904

Bedroom 2

11'2" max x 10'4" max (3.40m max x 3.15m max)

Double glazed window overlooking the rear garden, and with single panel radiator beneath, Fitted chest of drawers type unit to one recess, and fitted cupboards to another wall.

Bedroom 3

8;10" max x 7'8" max (2.44m;3.05m max x 2.34m max)

Double glazed window to the front, and with single panel radiator beneath. Deep, shelved bulkhead cupboard over the stairwell.

Family Bathroom

Fitted with a white suite comprising:- low level WC; pedestal wash hand basin; ad panel bath with separate shower unit over. Colour coordinated fully tiled walls. Attractive flooring. Ladder style radiator. Double glazed frosted window to the rear.

Rear Garden

approximately 75'0" (approximately 22.86m)

A most attractive rear garden. Two area of lawn with established plant, shrub and hedge borders. Conifer screening. Trees. Paved area and pathways. Outside water tap.

Front Garden

Own driveway, and with parking. Timber double gates leading to the rear garden. Area of lawn with plant and shrub borders.

Detached Garage

With up-and-over door to the front, and with personal door to the side.

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: "E"

EPC Rating: "D"

Total Square Meters: Approximately 93

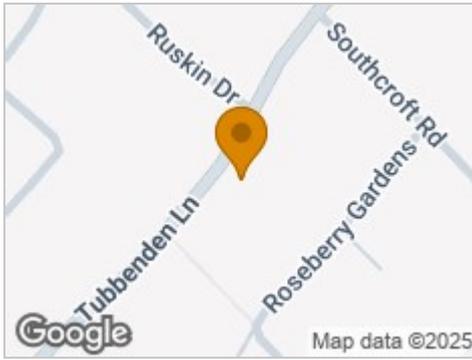
Total Square Feet: Approximately 1001

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.