



111 Tubbenden Lane

, Orpington, BR6 9PP

£588,000



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## Description

Ideally located for a number of highly regarded schools, Orpington Station and local shops is this extended semi detached house. Internally the accommodation comprises: a lovely bright front reception, an extended rear reception room, a fitted kitchen (including white goods), plus the added benefit of a ground floor WC. Upstairs are 3 bedrooms along with a family bathroom. Over the years improvements have included a new consumer unit fitted in 2021, some double glazed windows and doors in 2021, gas boiler installed in 2018, in addition to cavity wall insulation installed in 2011, and gutters replaced within the last 18 months. There is a lovely large private garden, and a long private drive with off street parking for several cars which leads to a detached garage with power and light. With potential to extend STPP, and offered with the added benefit of NO CHAIN, internal viewing is strongly 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.

## Ground floor WC

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. Laminate 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. 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.

## 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 74'11" (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 off street parking for several cars. 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

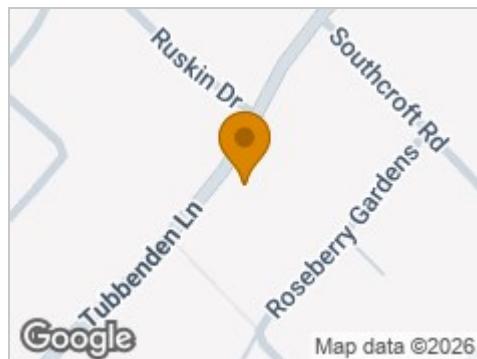
Total Square Feet: Approximately 1001

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



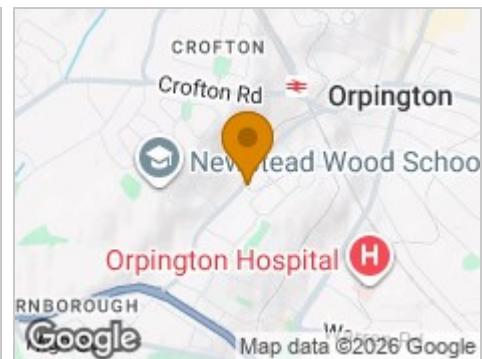
## Road Map



## Hybrid Map



## Terrain Map



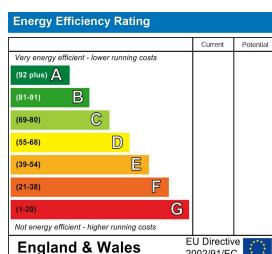
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](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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