



48 Southfleet Road

, Orpington, BR6 9SW

Price Guide £450,000 - £465,000
Freehold



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Description

Price Guide £450,000 to £465,000 Offered with NO CHAIN, a terraced three bedroom family home situated on the favoured south side of Orpington, close to very popular schools including Tubbenden, Newstead Wood, and St Olaves. Orpington Mainline Station with it's fast and frequent service to London, as well as local shops, Orpington High Street, and bus routes, are also all accessible. Having been owned by the same family for several years, whilst the house does now require up-dating, the accommodation is of a good size, and comprises: hall, cloakroom, lounge which overlooks the rear garden, separate dining area and kitchen. Upstairs, there are three sizable bedrooms, and bathroom. There is double glazing, and gas fired warm air central heating. With small, easy to maintain gardens to both front, and rear, there is also a useful store in the garden, plus garage and parking.

Hall

UPVc entrance door to the side. Door to:-

Cloakroom

Fitted with a low level WC, and wall mounted wash hand basin with tiled splashback. High level obscure double glazed window to the side.

Lounge

16'10" x 12'11" max (5.13m x 3.94m max)

Double glazed sliding patio doors opening onto the rear garden. coving to ceiling. Glazed door leading to:-

Dining Area

9'5" x 9'1" max (2.87m x 2.77m max)

With glazed door from the hall. Staircase leading to the first floor landing. Double glazed window to the front. to:-

Kitchen

11'5" x 7'2" max (3.48m x 2.18m max)

With wall and base units, partly tiled walls, worksurfaces, and a stainless steel single bowl double drainer sink unit. Large under stairs shelved larder cupboard (housing meters), with light. Cupboard housing gas warm air central heating boiler system. Appliance space, and plumbing for washing machine. Large double glazed window to front.

Landing

Access to the loft space.

Bedroom 1

11'9" x 11'3" max (3.58m x 3.43m max)

Double glazed window to the front. Built-in cupboard.

Bedroom 2

12'4" x 8'11" max (3.76m x 2.72m max)

Double glazed window to the rear. Built-in bulkhead cupboard, plus airing cupboard housing hot water cylinder.

Bedroom 3

9'4" x 7'7" max (2.84m x 2.31m max)

Double glazed window to the rear.

Bathroom

With a white suite comprising:- panel bath with shower attachment over; wall mounted wash hand

basin; and low level WC. Partly tiled walls. Obscure double glazed window to the front.

Front Garden

Small area of lawn with borders, and garden path. Storage cupboard.

Rear Garden

Terraced rear garden. Gated rear pedestrian access leads to parking space, and garage. Door to:-

Store

Adjoining the property, and accessed via the garden.

Garage

With adjacent parking space.

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"

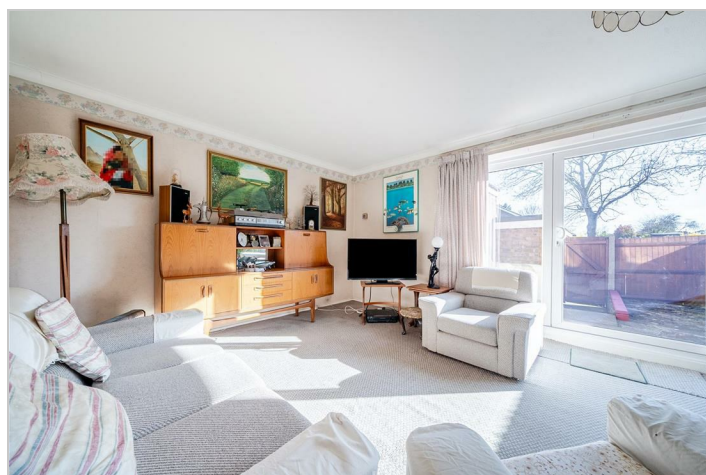
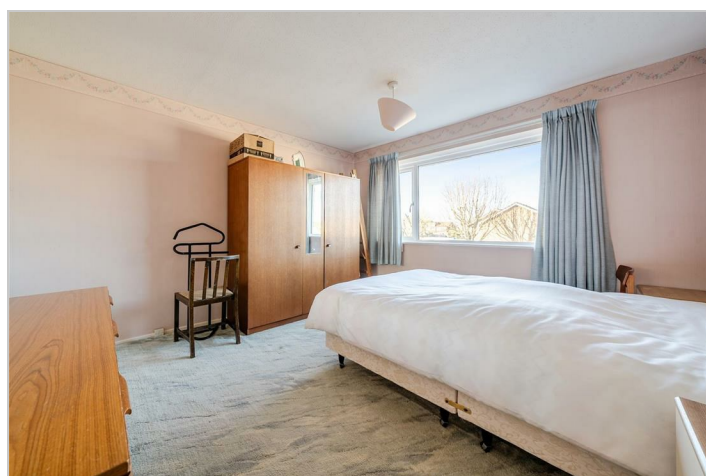
EPC Rating: D

Total Square Meters: Approx. 90.2

Total Square Feet: Approx. 910

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 by telephoning 01689 821904, or via email orpington@edmund.co.uk



Road Map



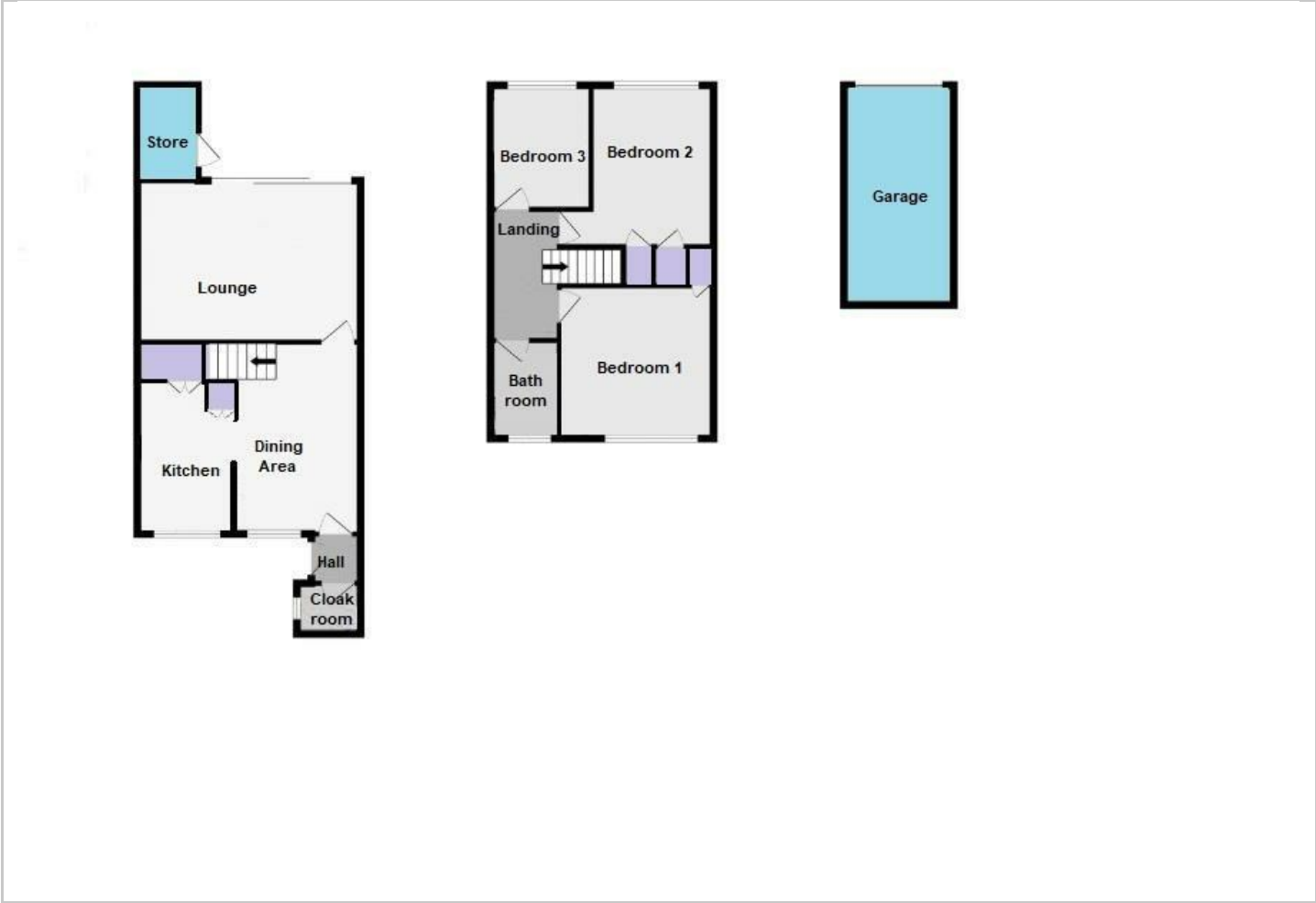
Hybrid Map



Terrain Map



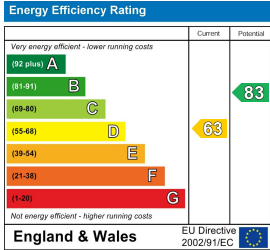
Floor Plan



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