



Curzon Close, Orpington, Kent, BR6 9NP

Guide Price £600,000 - £615,000

Freehold



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Description

GUIDE PRICE £600,000 - £615,000. Enjoying a pleasant position in this select cul-de-sac just off Tubbenden Lane, this semi-detached bungalow benefits from lovely distant views from the rear. Deceptively spacious, there are three bedrooms, a good sized breakfasting kitchen, family shower room, and a lounge which overlooks the (approximately) 90'0" rear garden. Over the last ten years or so, the sellers have carried out many improvements to the property including double glazing, new radiators, and new electrics and lighting, as well as redecoration. The kitchen and shower room have also been modernised. The rear garden is a true delight, and to the front, there is an area of lawn, plus own driveway with parking for up to three cars. With a bus running along Tubbenden Lane, access can easily be gained to a selection of very good schools including Darrick Wood, Tubbenden and Newstead Wood, as well as the mainline station in Orpington and it's High Street. local parkland is also close by. Viewing comes highly recommended.

Hallway

A particularly spacious hallway. UPVc entrance door to side, with stained glass and leaded light effect inserts. Double glazed window to the front. Double panel radiator. Access to the boarded loft. Large cloaks cupboard with light. Additional double doored airing cupboard with hot water cylinder.

Lounge

Double glazed French doors and adjacent windows overlooking the rear garden, and with distant views beyond. Two double panel radiators. Fitted

cupboard. Coving to ceiling. Picture rail and downlighting.

Kitchen

Fitted with a modern range of wall, base and drawer units with marble effect worktops. Inset stainless steel single bowl single drainer sink unit with "swan neck" mixer tap. Partly tiled walls. Gas fired central heating boiler. Unit housing newly installed integrated Bosch microwave, and electric oven. Adjacent integrated Bosch induction hob, and with extractor hood over. Space and plumbing for washing machine, and slimline dishwasher. Further appliance space. Downlighting. UPVc door to side leading to the garden, and double glazed window overlooking the rear garden. Extractor fan.

Bedroom One

Double glazed bay window to the front, plus additional double glazed window to the side. Two double panel radiators. Downlighting. Fitted cupboard to one wall, plus additional fitted cupboards and storage lockers above to two walls.

Bedroom Two

Double glazed window to the front, and with double panel radiator beneath. Picture rail. Downlighting. Fitted cupboard to one wall and with extra cupboards above.

Bedroom Three / Study / Hobbies Room

Double glazed window to the side, and with double panel radiator beneath. Picture rail. Downlighting.

Family Shower Room

A refitted shower room, with a modern white suite comprising:- double shower cubicle with double

sliding doors, Auqalisa shower, hand held shower attachment, and "rain drop" shower head; low level WC, and shaped vanity wash hand basin with cupboard under. Extractor fan. Partly tiled walls and ceramic tiled flooring. Ladder style radiator. Double glazed obscure window to the side.

Front Garden

Lawn with borders. Own driveway, and with parking for upto three cars. Timber double gates lead to a long sideway running along the side of the property, with a further paved area, and leading to:-

Rear Garden

approximately 90'0 (approximately 27.43m)

With fine distant views. Terraced area. Four timber garden sheds. Lawn. Plant, shrub and hedge borders. Outside water tap, and outside lighting.

Agent's Note

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

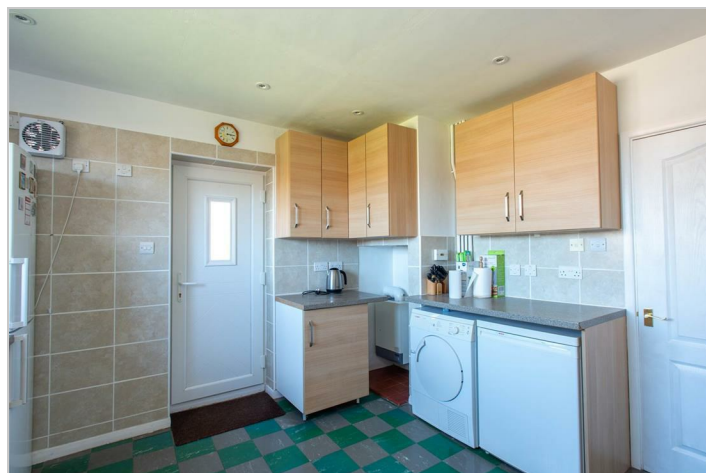
Council Tax Band: "E"

EPC Rating: !D"

Total Square Meters: Approx. 74
Total Square Feet: Approx. 803
Room Dimensions: As per floorplan

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

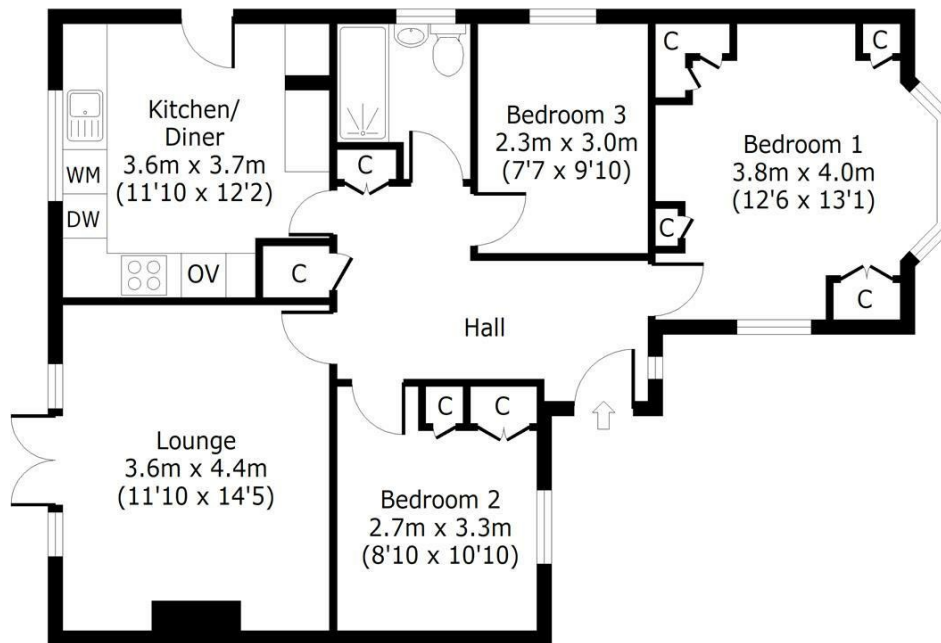




Floor Plan

Ground Floor

Approx. 74.6 sq. meters
(803 sq. feet)

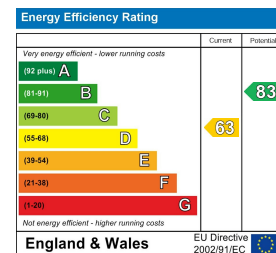


Total area: approx. 74.6 sq. meters (803 sq. feet)
For illustration purposes only - not to scale

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.