



## Chalk Pit Avenue, Orpington, Kent, BR5 3JH

Offers Over £400,000 Freehold



A slightly elevated and extended 2 bedroom semi detached bungalow situated in an established road close to local shops, countryside and is on the R4 bus route. The property features a lovely extended 23' 4" x 11' 4" lounge and a 16' 7" x 7' 6" fitted kitchen. In addition there is a modern shower room. Benefits include double glazing and gas central heating. Outside there a lovely secluded garden and a private drive to side. Offered with the added advantage of NO CHAIN, internal viewing is strongly recommended.





Discription

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Entrance Porch

Entrance hall

Access to loft, radiator.

Bedroom One 13'3" x 10'2" (4.04m x 3.12m)

Double glazed bay window to front, fitted wardrobes, radiator and wood laminate flooring.

Bedroom Two 8'2" x 7'6" (2.51 x 2.29)

Double glazed window to front, range of fitted wardrobes, radiator.

Shower Room

Fitted with a three piece suite comprising a walk in shower cubicle, pedestal wash hand basin and Wc. Radiator. Double glazed opaque window

Kitchen 16'7 x 7'6 (5.05m x 2.29m)

Fitted with a matching range of wall and base units with work surfaces. Space for cooker, fridge freezer, dishwasher and washing machine. Sink unit. Radiator. Double glazed window to side and rear. Double glazed door to side

Lounge 23'4 x 11'4 (7.11m x 3.45m)

Double glazed sliding patio door opening not the rear garden. Feature fireplace. two radiators and wood laminate flooring.

Garden

Laid to lawn with patio.

Agents 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: 64.5approx.

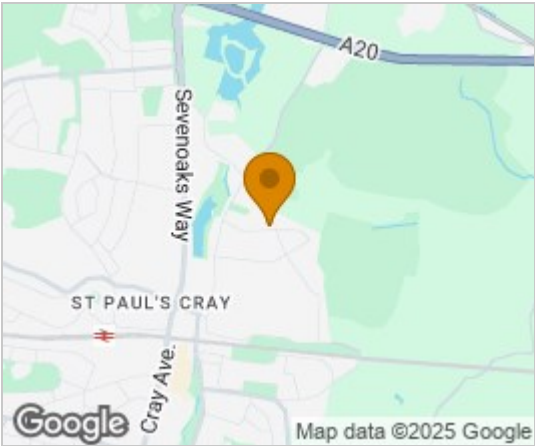
Total Square Feet: 694 approx.

Room Dimensions: As per floorplan

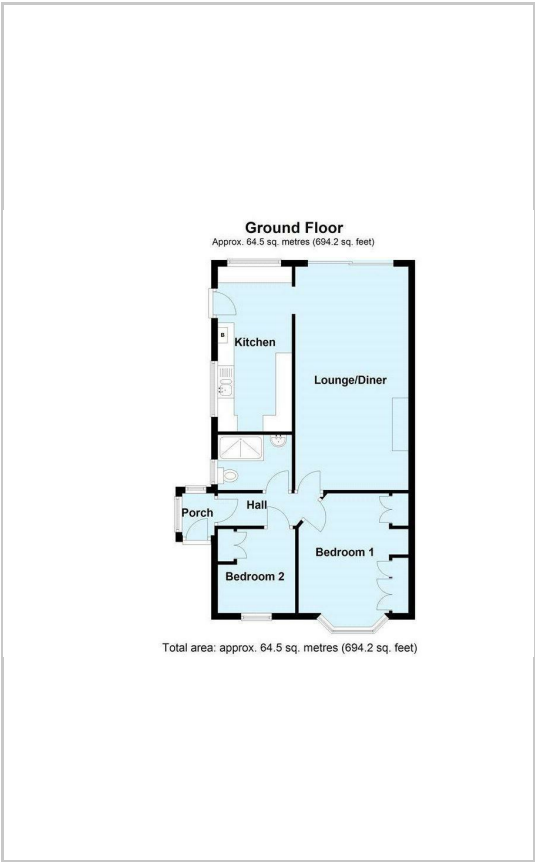
This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of roo

Private drive

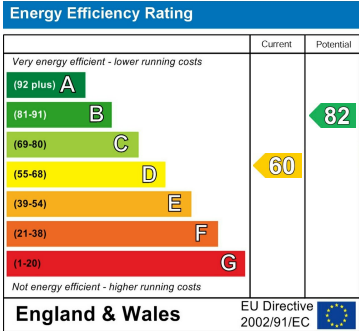
Area Map



Floor Plans



Energy Efficiency Graph



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