



Repton Road, Orpington, Kent, BR6 9JA

£550,000 Freehold



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## Description

**KEYS HELD FOR IMMEDIATE VIEWING** On this "chain-free" family home situated on the much sought-after South side of Town. The property is within walking distance of Chelsfield Station, and Orpington Mainline Station is easily accessible by car, or a bus that runs along the road. Popular local schools including The Highway, and St Olaves Grammar School For Boys are also nearby. Offering good sized accommodation, the property is tastefully decorated, and benefits from a modern kitchen, plus a recently installed contemporary style family bathroom. Further benefits include new double glazing, and off street parking to the front, and there is a south facing rear garden of approaching 100'0".

## Porch

Double glazed sliding patio doors, opening to:-

## Hallway

Attractive coloured UPVc entrance door to front with stained glass and leaded light effect inserts. Adjacent double glazed window. Staircase leading to the first floor landing, and with a cupboard under. Single panel radiator.

## Lounge

13'0" x 12'5" max (3.96m x 3.78m max)

Double glazed window to the front. Single panel radiator. Laminate flooring. Feature arched recessed niche to one side of the former chimney breast. Opening onto:-

## Dining Room

9'11" x 9'5" max (3.02m x 2.87m max)

Double glazed sliding patio doors opening directly onto the rear garden. Laminate flooring. Double panel radiator.

## Kitchen

10'0" x 10'0" max (3.05m x 3.05m max)

Attractively fitted with a range of white high gloss wall, base and drawer units with colour co-ordinated marble effect worktops. Inset circular stainless steel bowl and drainer unit, and with mixer tap over. Wall mounted gas fired central heating boiler. Integrated four burner gas hob, and with extractor hood above, and with electric oven beneath. Additional appliance space, together with plumbing for a washing machine, and for a dishwasher. Attractive flooring. Attractive colour co-ordinated partly tiled walls. Double glazed window, and double glazed door leading onto the rear garden.

## First Floor Landing

Access hatch to the loft area. Airing cupboard housing hot water cylinder.

## Bedroom 1

12'6" x 11'7" max (3.81m x 3.53m max)

Double glazed window to the front, and with single panel radiator beneath. Coving to ceiling.

## Bedroom 2

11'7" x 10'0" max (3.53m x 3.05m max)

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling.

### Bedroom 3

8'8" x 7'11" max (2.64m x 2.41m max)

Double glazed window to the front. Single panel radiator. Coving to ceiling. Bulkhead over stairwell.

### Family Bathroom

Recently refitted with a most attractive contemporary style white suite comprising:- panel bath with shower screen, and with shower attachment plus "rain drop" fixed head; low level WC; and pedestal wash hand basin. Extractor. Double glazed frosted window to the rear. Ladder style radiator. Partly tiled walls with decorative colour co-ordinated "mosaic" effect border.

### Front Garden

Crazy paved off road parking. Raised area of lawn. Timber double gates, at the side, lead to:-

### Rear Garden

approaching 100'0" (approaching 30.48m)

Backing approximately south, and onto the railway line. Trees at the rear boundary. Immediately behind the house there is a crazy paved terrace. Then laid mainly to lawn with borders. Large timber garden shed. Two brick built outbuildings immediately to

behind the kitchen. Outside water tap. 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: "D"

EPC Rating: "C"

Total Square Meters: 84.5 approximately

Total Square Feet: 909 approximately

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





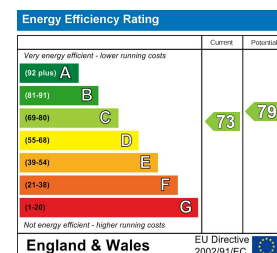
## Floor Plan



## 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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