



Homefield Rise, Orpington, BR6 0RL

£395,000 Freehold

This recently decorated three bedroom mid terrace house is offered to the market chain free and newly carpeted throughout, located a short walk from Orpington High Streets shops, restaurants and bus routes, excellent local schools and Orpington mainline station. The property has off street parking for two cars to front and private rear garden with patio and laid lawn area to rear. Internally there is a large lounge, spacious fitted kitchen and downstairs bathroom with three bedrooms upstairs. Ideal family home close to local amenities.

ENTRANCE HALL

Double glazed front door leads into entrance hall with dado rail, radiator and stairs to first floor.

LOUNGE 13'2 x 13'1 (4.01m x 3.99m)



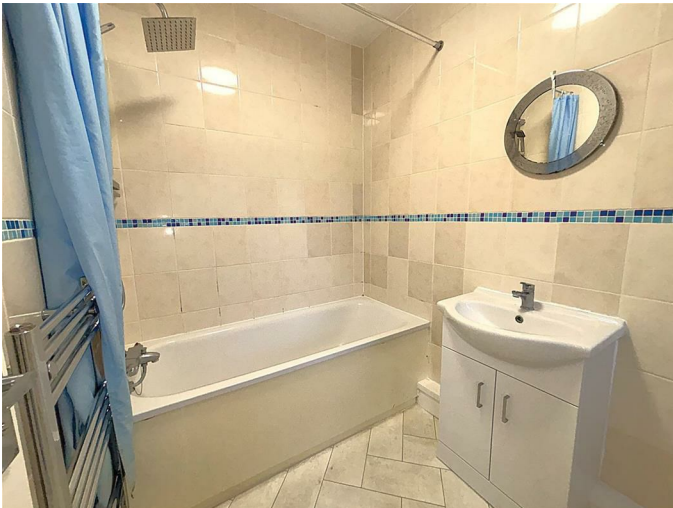
Two double glazed windows to front, coving, two radiators, wall lights and under stair cupboard.

FITTED KITCHEN 13' x 9'10 (3.96m x 3.00m)



Double glazed window to rear, radiator and wall mounted Worcester Bosch combination boiler. Range of wall and base units with work surfaces over, local tiling, stainless steel sink with mixer tap and drainer, integrated four ring induction hob with electric oven below, brushed steel splashback and extractor hood over. Space and plumbing for washing machine, space for tall fridge freezer and wood laminate flooring.

FAMILY BATHROOM 6'5 x 5'4 (1.96m x 1.63m)



Opaque double glazed window to rear, fully tiled walls and tile effect Vinyl flooring. Panel bath with shower mixer tap, overhead shower and wand, low level WC, wash hand basin on vanity unit, extractor fan and chrome ladder towel warmer.

BEDROOM ONE 13'8 x 9'7 (4.17m x 2.92m)



Two double glazed windows to front, radiator and built in storage cupboard.

BEDROOM TWO 10'3 x 8' (3.12m x 2.44m)



Double glazed window to rear and radiator.

BEDROOM THREE 7'10 x 7'2 (2.39m x 2.18m)



Double glazed window to rear and radiator.

REAR GARDEN 70' approx (21.34m approx)



Private rear garden with patio leading to laid lawn area.

FRONTAGE



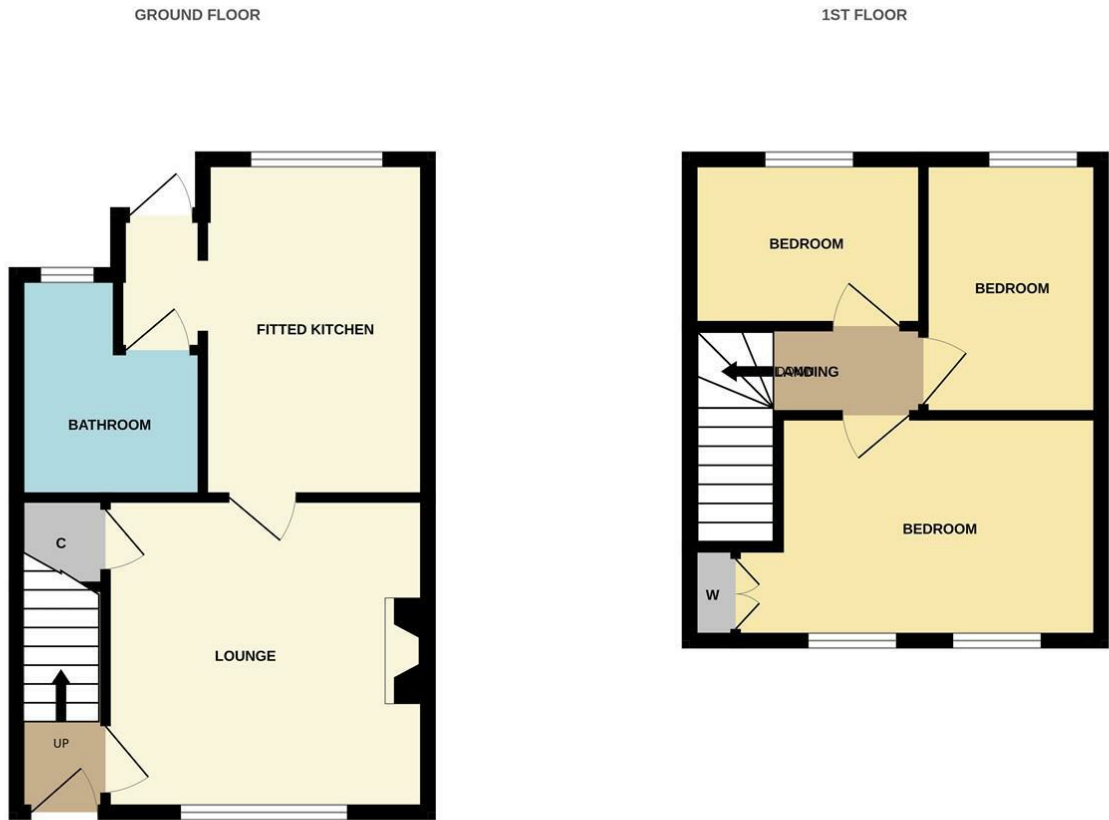
Paved frontage providing off street parking for two cars.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 71sqm (Approx 764sqft)

COUNCIL TAX BAND 'C'

Floor Plan

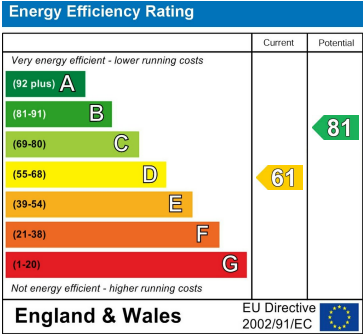


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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