



Alma Barn Mews, Orpington, Kent, BR6 7FE

Price Guide £550,000 to £565,000
Freehold



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Property Description

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We are delighted to offer this superbly presented three-bedroom, two-bathroom semi-detached modern character property, built in 2010/2011. Set behind electronic access control gates (shared by eight properties), this home combines contemporary living with charming design.

The property comprises: entrance hall, downstairs WC, and a spacious open-plan kitchen/lounge/dining room with direct access to the garden.

To the first floor, there are three bedrooms, with the master bedroom benefiting from an en-suite shower room, as well as a modern family bathroom.

Externally, there is a beautifully landscaped patio garden—perfect for outdoor entertaining and dining—featuring a central water feature, Italian stone tiles, raised beds, and two allocated parking spaces.

Additional benefits include underfloor heating to the ground floor, an electric vehicle charging point, a pressurised hot water system, and a fitted alarm system.

Conveniently located for access to both Orpington and St Paul's Cray stations, with the local R9 bus route providing direct service to Orpington station.

Entrance Hall

Front Door wood effect flooring . Underfloor heating.
Security entry phone system

Downstairs Cloakroom

Opaque double glazed window to side. Low level WC , wash hand basin, tiled floor, underfloor heating.

Kitchen/Lounge/Diner

A range of modern matching fitted wall and base units with granite work surfaces over, one and a half sink unit. Integrated induction hob with extractor over, integrated oven and microwave, integrated fridge/ freezer, built in washing machine and dishwasher, tiled flooring to the kitchen area, under stair storage, double glazed double doors an adjacent double glazed windows to garden double glazed window to rear, wood effect flooring , underfloor heating .

First floor landing

Built in airing cupboard with lagged hot water tank.

Bedroom 1

Double glazed window to side , built in wardrobes radiator, carpet

Ensuite shower room

Shower with rain fall head attachment, low level WC, wash hand basin inset to vanity unit,, tiled walls and floor, heated towel rail.

Bedroom 2

Double glazed window to rear, carpet, radiator

Bedroom 3

Double glazed window to side, carpet,, radiator.

Bathroom

Bath with rainfall shower head over, wash hand

Tel: 01689 821904

basin inset to vanity unit, low level WC, tiled walls and floor, heated towel rail.

Garden

Landscaped with an Indian stone patio, raised beds, a water feature, side access, , shed with power and light,

Additional Garden

To the rear.

Service Charge

£600.00 {advised by the vendor}

Off Road Parking

For 2 cars.

Agent's Notes

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"

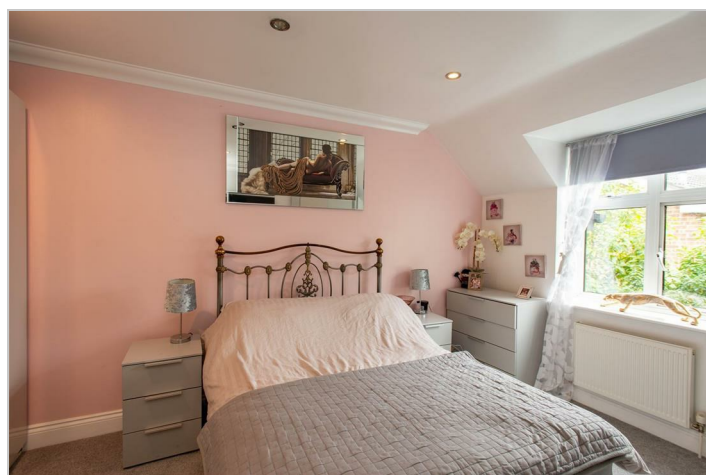
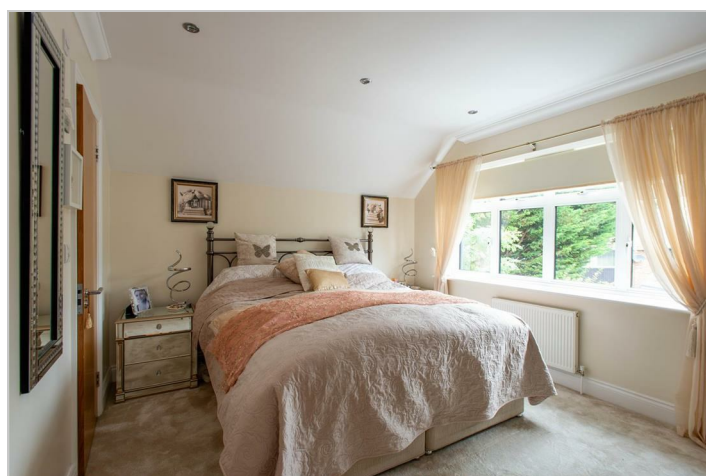
Total Square Meters: Approximately 85.19

Total Square Feet: Approximately 917

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 rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





Floor Plan

APPROX. INTERNAL FLOOR AREA 917.01 SQFT / 85.19 SQM.



GROUND FLOOR

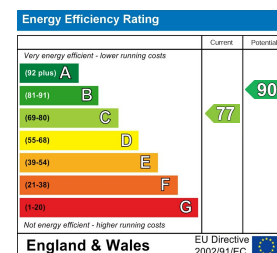


FIRST FLOOR

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.