



60 Crockenhill Road

, Orpington, BR5 4DF

Starting bids £335,000



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Property Description

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £335,000**

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A well presented 3 bedroomed semi detached house, situated on a good sized plot, offering excellent scope to extend to the rear (STPP). The property has the benefit of a recently refitted kitchen and bathroom and modern carpeting in all 3 bedrooms. The spacious lounge is approximately 19'4" wide, whilst the Kitchen -Dining room is the same. The property is being sold chain free.

Externally the secluded 70' (approximately) rear garden, is mainly laid to lawn. Whilst to the front there is lawn setting the property back from the roadway. The property is well served by local bus routes and St. Mary Cray railway station with its frequent fast services to central London.

Entrance Porch

Lounge

19'4" x 11'11" (5.89m x 3.63m)

Double glazed window to the front, opaque double glazed window to the side, 2 radiators, tiled flooring, under stair cupboard.

Kitchen / Dining Room

19'3" x 9'11" (5.87m x 3.02m)

Double glazed double doors and 2 double glazed windows to the rear, single drainer sink unit inset to the work surface, a range of modern matching wall and base units, space for a range sized cooker, space for a fridge freezer, space and plumbing for a washing machine, wall mounted gas fired central heating boiler.

Landing

Double glazed window to side, access to the loft.

Bedroom 1

12'2" x 11'0" (3.71m x 3.35m)

Double glazed window to front, radiator.

Bedroom 2

11'0" x 9'11" (3.35m x 3.02m)

Double glazed window to the rear, radiator.

Bedroom 3

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

Double glazed window to the front, radiator.

Bathroom

Opaque double glazed window to the rear, further double glazed window to the rear. White suite comprising of a panelled bath, with shower over, low level W.C., wash hand basin inset to a vanity unit, heated towel rail, tiled walls.

Front Garden

Mainly to lawn.

Rear Garden

70'0" (approx) (21.34m (approx))

Mainly to lawn, with 2 brick built out houses.

Tel: 01689 821904

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"

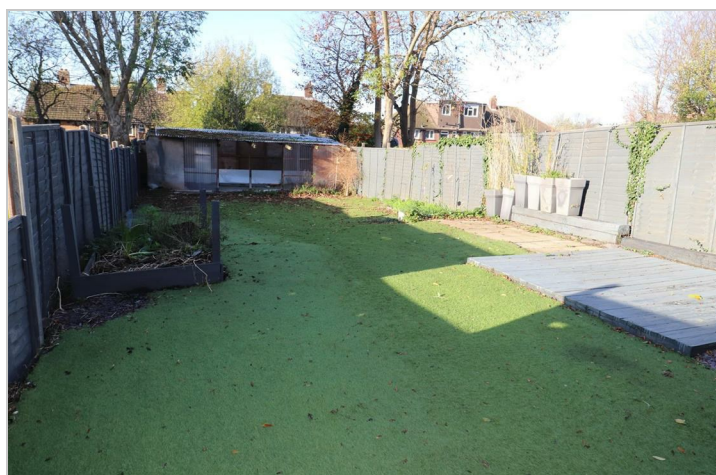
EPC Rating: "C"

Total Square Meters: Approximately 81.1

Total Square Feet: Approximately 873

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



Road Map



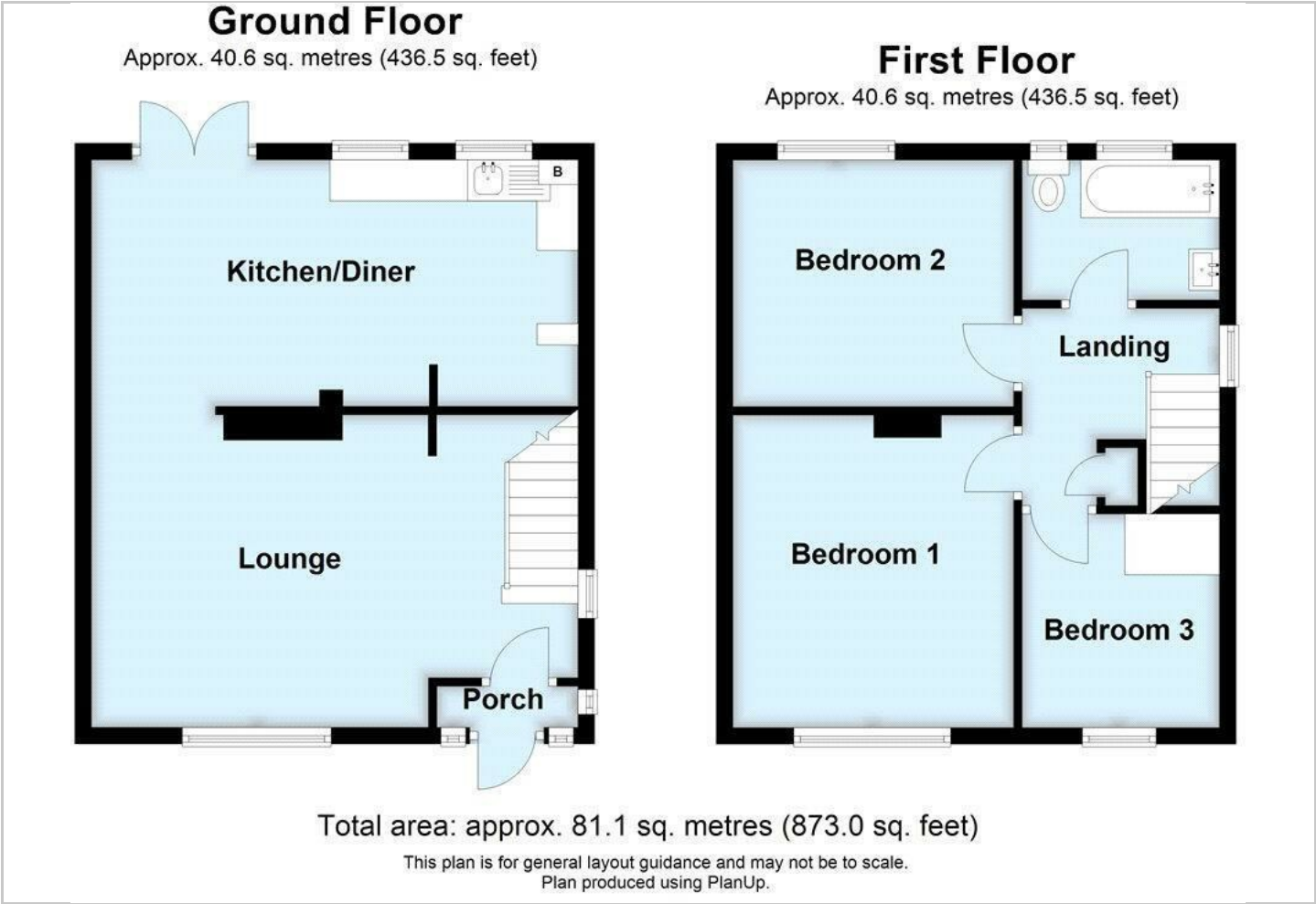
Hybrid Map



Terrain Map



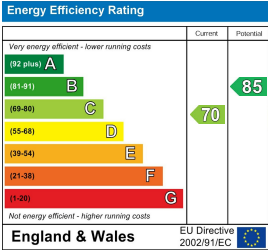
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.