



Saxville Road, Orpington, Kent, BR5 3AN

Guide Price £425,000 - £450,000  
Freehold



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## Property Description

Guide Price £425,000 - £450,000. OFFERED CHAIN-FREE. A 1930's style terraced house offered in good decorative condition, with a refitted kitchen and bathroom, modern carpeting where fitted. Externally, there is a front garden laid with crazy paving. To the rear is approximately 70'0" of garden laid to lawn, with a garage and further gated access to a rear access road. The property is offered with no onward chain. The house is conveniently placed within a popular residential area, ideal for local shops, schools, and St. Mary Cray railway station with its fast services to London Victoria.

## Hall

built in meter cupboard, 2 built in under stair storage cupboards, laminate flooring

## Lounge

13'2" (into bay) x 10'10" (4.01m (into bay) x 3.30m)  
Double glazed bay window to front, radiator, picture rail

## Dining Room

11'3" x 10'8" (3.43m x 3.25m)  
Double glazed double doors to rear, laminate flooring, double radiator, picture rail

## Landing

Access to loft via loft hatch.

## Bedroom 1

13'0" (into bay) x 10'8" (3.96m (into bay) x 3.25m)  
Double glazed bay window to front, Double radiator, picture rail.

## Bedroom 2

11'4" x 10'6" (max) (3.45m x 3.20m (max))  
Double glazed window to rear, built in cupboard containing a wall mounted gas fired central heating boiler, radiator, picture rail.

## Bedroom 3

7'0" (maximum) x 5'11" (2.13m (maximum) x 1.80m)  
Double glazed window to front, radiator

## Bathroom

Opaque double glazed window to rear, white suite comprising of a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level W.C., half tiled walls

## Front Garden

Mainly laid to crazy paving

## Rear Garden

70'0" (approximately) (21.34m (approximately))  
Mainly laid to lawn with double gates to the access road.

## Garage

With access to the rear

## 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: "C"

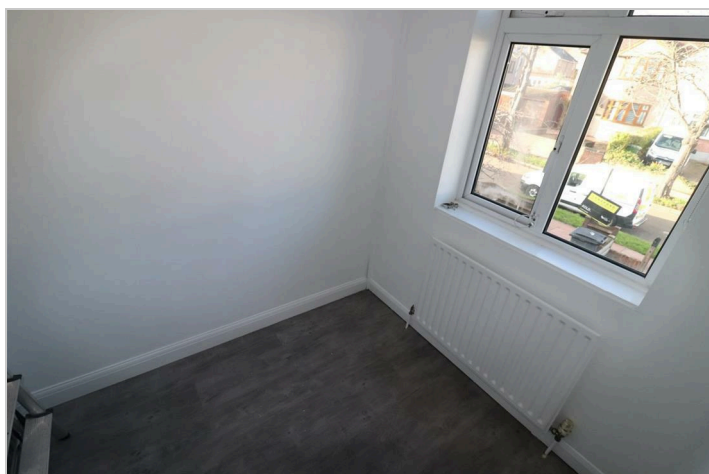
EPC Rating: "D"

Total Square Meters: Approximately 72

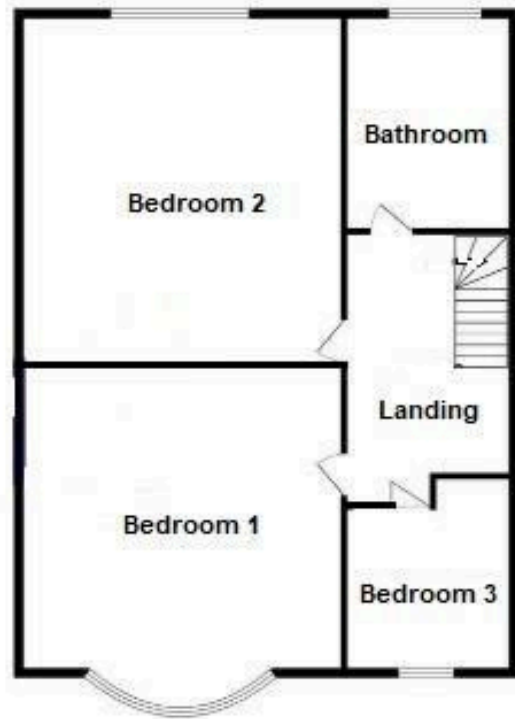
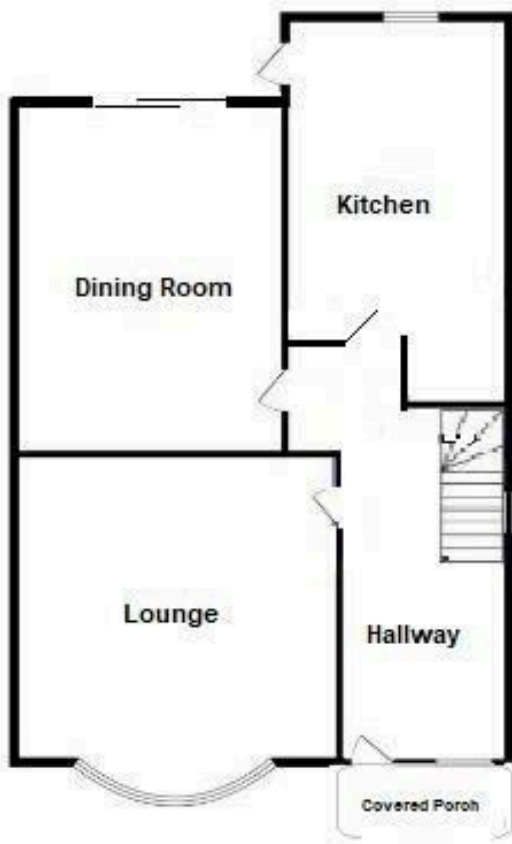
Total Square feet: Approximately 775

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



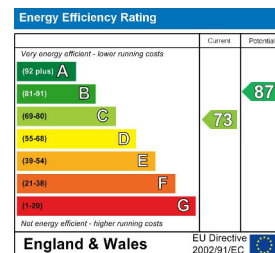
## Floor Plan



## 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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