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22 Porthallow Close

, Orpington, BR6 9XU

£475,000

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Property Description

This well presented mews style end of terraced house boasts two double bedrooms (master with en-suite shower room), as well as a spacious lounge which overlooks the south facing rear garden. There is also a modern kitchen, family bathroom, and useful downstairs cloakroom. To the front there is parking for three cars, and the aforementioned rear garden is lovely - ideal for relaxing or entertaining. It is well secluded, and being slightly wider than average, has a further terraced and storage area to the side. Located on this highly regarded development on the favoured south side of town, a selection of very good schools are all within easy reach of this property, including Warren Road, Newstead Wood, and St Olaves. Orpington mainline railway station with it's fast and frequent service to London is close by, as is Orpington High Street with an array of shops, cafes, and restaurants, as well as the Odeon cinema complex. Bus routes, motorway links, and lovely Greenbelt countryside are also all near by. Offered chain-free, and internal viewing is highly recommended in order to appreciate all that this lovely home has to offer.

Hallway

Entrance door to the front. Deep cloaks cupboard.

Cloakroom

Fitted with a modern white suite comprising:- small pedestal wash hand basin with tiled splashback; and low level WC. Extractor. Panel radiator.

Lounge

With double glazed French doors opening directly onto the rear garden. Staircase leading to the first floor landing, and with open recess under. Attractive fire surround with coal effect electric fire. Two panel radiators.

Kitchen

Fitted with a range of wall, base and drawer units, and with colour coordinated worktops. inset stainless steel one and a half bowl sink unit and with mixer tap over. Multi pane effect double glazed window to the front. Partly tiled walls. Integrated four burner gas hob, with extractor over, and with electric oven under. Appliance space, together with plumbing for washing machine. Cupboard housing wall mounted gas fired central heating boiler.

First Floor Landing

With access to the loft area, via opening hatch.

Bedroom 1

Double glazed multi pane effect window overlooking the rear garden, and with panel radiator beneath. Airing cupboard housing the hot water cylinder.

En-Suite Shower Room

Fitted with a modern white suite comprising:- low level WC; inset vanity wash hand basin within surround and with cupboard under; and with fully tiled shower cubicle. Extractor. Downlighting. Panel radiator.

Bedroom 2

With partly sloping ceiling. Double glazed multi pane effect window to the front, and with panel radiator beneath.

Bathroom

Fitted with a modern white suite comprising:- low

level WC; inset vanity wash hand basin within surround and with cupboard and shelving under; and panel bath with shower attachment. Extractor. Downlighting. Obscure double glazed multi pane effect window to the side. Panel radiator. Complimentary tiling with decorative border.

Front Garden

With off road parking for up to three cars. Borders.

Rear Garden

Backing approximately south, and with recently repainted fencing. Wide paved area to the side, with storage shed. There is also a terrace behind the house, and then being laid to lawn. Plant, shrub and hedge borders. trees. Secluded at the rear boundary. 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: Approx 710
Total Square Feet: Approx 66
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









Road Map



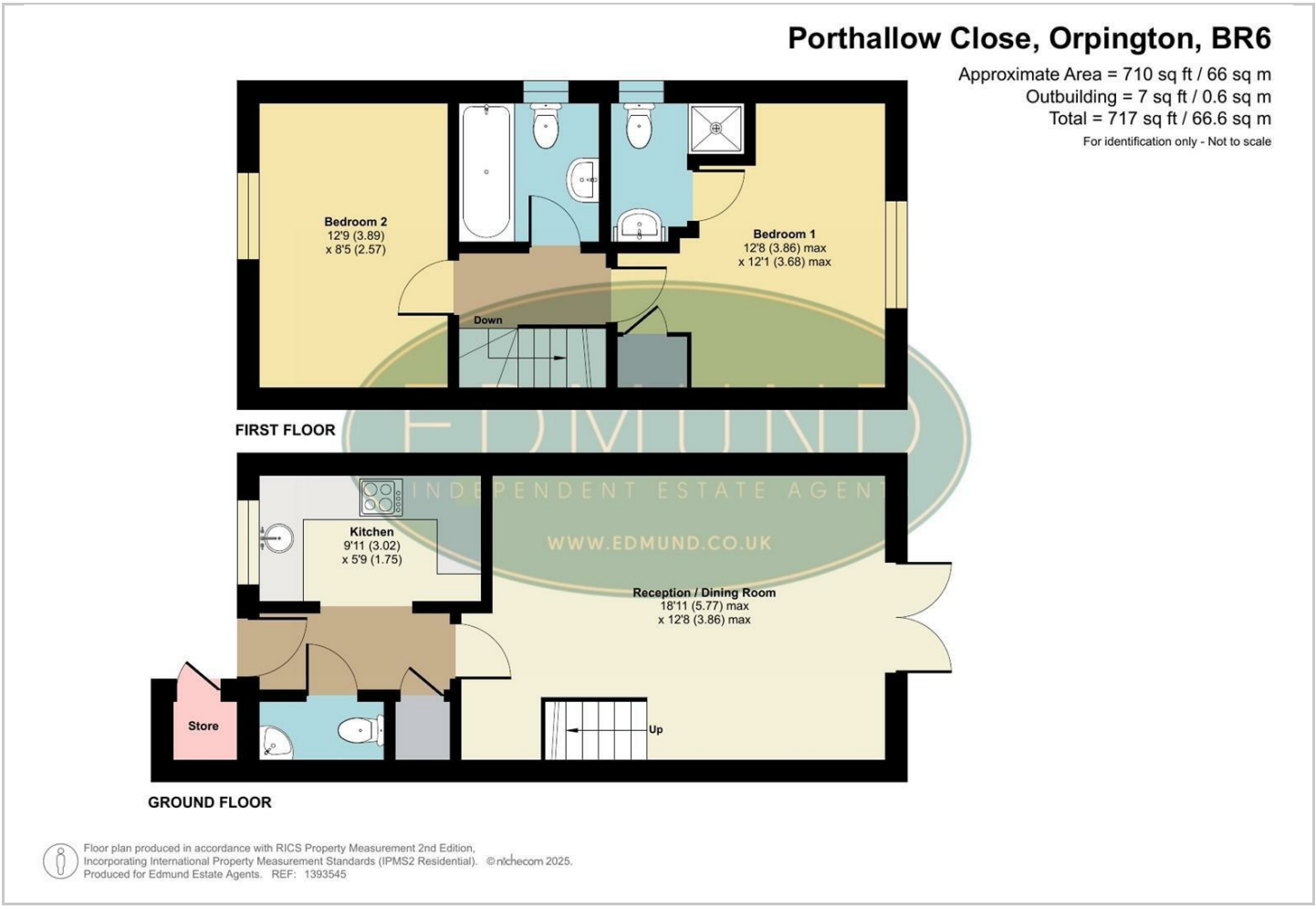
Hybrid Map



Terrain Map



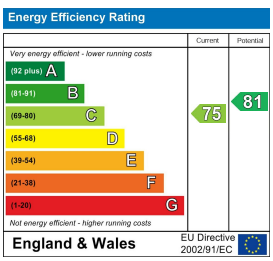
Floor Plan



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.

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