



Oregon Square, Crofton, Orpington, Kent, BR6 8BH

£530,000 Freehold



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## Property Description

Offered to the market with NO CHAIN, and being well placed for Darrick Wood, Newstead Wood and Crofton schools, this three bedroom semi-detached bungalow offers larger than average accommodation. Situated in a sought-after crescent within the popular Crofton area, Orpington mainline station and local buses are all close by. Orpington High Street with a vast array of shops, restaurants and coffee shops is also accessible. Complimented by a west facing rear garden of approximately 45'0", accommodation includes an 18'0" lounge which opens onto a sun lounge, a kitchen which leads directly to a small side courtyard, three bedrooms (two of which are particularly spacious - the master measuring some 19'0" with dressing area), and family bathroom. Additionally, it is worth noting that the seller advises that a new boiler was installed approximately 18 months ago. Viewing comes highly recommended.

## Hallway

Insulated composite UPVc entrance door to front with stained glass and leaded light effect inserts. Single panel radiator. Downlighting. Cupboard housing wall mounted gas fired combination boiler.

## Lounge

18'0" x 11'0" (5.49 x 3.35)

With reeded glass door from the hallway. French doors and adjacent full height windows leading to the sun lounge. Shelving to one wall, with recessed desk area as small work station. Two double panel radiators. Coving to ceiling. Downlighting. Most attractive cast iron fireplace, with fitted low-level cabinets to either side. Reeded glass door to Sun Lounge.

## Sun Lounge

18'6" x 8'0" (5.64 x 2.44)

Double glazed French doors and windows onto the rear garden. Two radiators. Door to Bedroom 1.

## Kitchen

8'0" x 7'3" (2.44 x 2.21)

Fitted with a range of wall, base and drawer units with colour coordinated work surfaces and inset sink with mixer tap over. Partly tiled walls. Recess for upright fridge/freezer. Space and plumbing for washing machine and dishwasher. Inset four plate electric hob, with oven under. Laminate flooring. Double glazed door and windows to side overlooking the courtyard.

## Bedroom 1

19'11" x 9'6" - 8'0" minimum (6.07 x 2.9 - 2.43 minimum)

Double glazed French doors, and adjacent full height windows onto the rear garden. With distinct dressing area. Three single panel radiators. Downlighting. Door to sun lounge.

## Bedroom 2

13'0" into bay x 9'4" (3.96 into bay x 2.84)

Double glazed bay window to front, and with double panel radiator beneath. Picture rail. Downlighting. Ceiling fan.

## Bedroom 3

9'0" x 7'4" (2.74 x 2.24)

Double glazed window to front, and with single panel radiator beneath. Dado rail. Picture rail. Downlighting.

## Bathroom

Fitted with a white suite comprising: bath with timber side panel, and with hand held shower attachment, low level WC, and vanity wash hand basin with cabinets under. Part panelling to walls. Downlighting. Single panel radiator. Double glazed obscure window to side.

## Front Garden

With hedges, shrubs and trees. Gravelled area. Small area of lawn. Own driveway with parking.

## Garage

With up-and-over door to front, and personal door to rear.

## Small Side Courtyard

Secluded seating area. Gated pedestrian access leading to the front of the property.

## Rear Garden

Approximately 45'0" (Approximately 13.72)

Backing approximately west. The sellers advise that the property benefits from the sun throughout the day. Laid mainly to lawn with shrub and hedge borders. Trees.

## 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: "E"

Total Square Metres: 91.5

Total Square Feet: 985

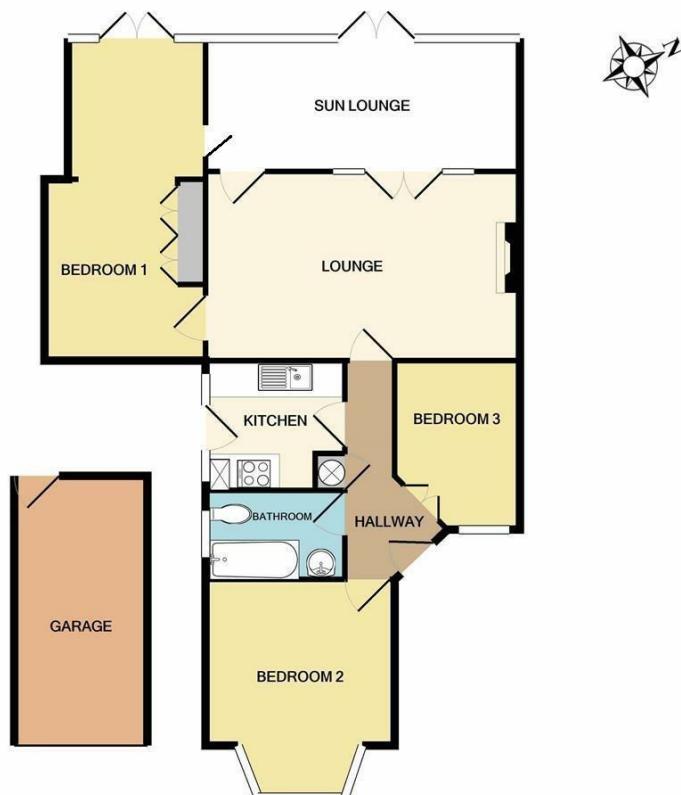
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens





## Floor Plan



EDMUND ESTATE AGENTS - ORPINGTON - TEL : 01689 821904

TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)

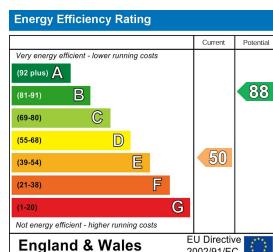
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission, or mis-statement. This plan is for advertising purposes only and should be used as 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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## 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



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.