



## Kingfisher Close, Orpington, Kent, BR5 3NZ

£300,000 Freehold



This well presented one bedroom starter home really must be viewed to be fully appreciated. The 17'0" lounge overlooks the rear garden, and there is a contemporary style kitchen and bathroom. As well as the double bedroom, there is a useful dressing area / walk-in-wardrobe. Outside, there is parking to the front. The rear garden measures approximately 45' and includes a lovely little sitting area as well as lawn. Situated in a small cul-de-sac on this modern development, local shops are close by, as is the popular Nugent Retail Park with it's shops and restaurants, a further range of larger retail outlets along the Orpington By-pass, as well as local primary school and St Mary Cray railway station.



**Property Description**

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**Porch**

Entrance door and window. Meter cupboard. UPVc door leading to:-

**Hallway**

Contemporary style uprghtr radiator. Attractive archway to kitchen, and through to:-

**Lounge 17'0" x 9'7" (5.18m x 2.92m)**

Double glazed French doors opening directly onto the rear garden. Contemporary style upright radiator. Staircase leading to the first floor landing.

**Kitchen 6'4" x 6'1" (1.93m x 1.85m)**

Fitted with a Howdens kitchen comprising: range of light grey high gloss wall, base and drawer units with colour coordinated matching worktops and splashbacks. Small coffee bar recess with additional lighting above. Further under cabinet LED lighting. Inset stainless steel single bowl single drainer sink unit with mixer tap over with additional pure water tap. Integrated two ring ceramic hob with electric oven beneath, and separate unit housing microwave oven. Space for full height fridge/freezer. Space and plumbing for washing machine. Double glazed window to front.

**First Floor Landing**

Access to loft via retractable ladder, and with lighting. Large airing cupboard housing wall mounted gas fired combination boiler.

**Bedroom 11'8" x 9'6" (3.56m x 2.90m)**

With double glazed window overlooking the rear garden. Contemporary style upright radiator.

**Dressing Area / Walk-In-Wardrobe 6'8" x 5'0" (2.03m x 1.52m)**

With lighting.

NB: It is worth noting that owners of similar properties in the area have made this a shower/bath room, and have made the current bathroom into a second bedroom. If needed this could include incorporating the large airing cupboard.

**Bathroom**

Fitted with a white contemporary style suite comprising:- "P" shaped shower bath with screen and with large "rain head" fixed shower head plus attachment; low level WC; and vanity wash hand basin with cabinets beneath. Partly tiled walls and tiled deep display shelf beneath double glazed obscure window to front. Ladder style radiator.

**To The Front**

Lawn with attractive borders. There is an allocated parking space immediately to the front of the property.

**To The Rear**

Immediately behind the property there is a covered block paved terrace area. Additional graveled and paved seating area. Step up to lawn. Storage unit. Gated rear pedestrian access.

**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: "C"

Total Square Meters: Approximately 48

Total Square Feet: Approximately 516

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

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

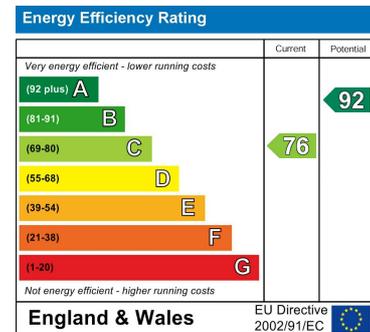
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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