



21 Quilter Road

, Orpington, BR5 4PD

£370,000



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## Description

Edmund are now in receipt of an offer for the sum of £395,000 for 21 Quilter Road BR5 4PD

Anyone wishing to place an offer on the property should contact Edmund Estate Agents 352 High Street Orpington BR6 0NQ 01689 821904 before exchange of contracts.

A 3 bedroom terraced property offered CHAIN FREE and situated close to local amenities that include shops, schools and public transport. Internally the accommodation is of a good size and features an 18 x 10 kitchen/dining room and a separate lounge on the ground floor. On the first floor are 3 bedrooms and a white bathroom suite and a staircase which leads to a loft area which is currently used as a study/occasional room (not building regulations compliant). The property benefits from gas central heating and double glazing and we understand the consumer unit was replaced in 2024. Condition wise it's a little tired but this has been reflected in the asking price. Outside the rear garden measures approximately 90ft and there is off street parking to front.

All services/appliances have not and will not be tested

## Entrance Hall

tilled floor , Dado rail , 2 built in under stair cupboards.

## Lounge

13,1 x 11,11 (3.96m,0.30m x 3.35m,3.35m)

Double glazed window to front, radiator, dado rail, 2 wall light points.

## Kitchen/Dining room

18'3 x 10' (5.56m x 3.05m)

2 double glazed doors to the rear, 2 double glazed windows to rear, 1 1/2 bowl sink unit inset to the work surface, a range of matching wall and base units, wall mounted gas fired central heating boiler inset to a wall unit, gas hob inset to the work surface with built in oven under and cooker hood over, plumbed for automatic washing machine, space for a fridge, tiled splashback, tiled floor, radiator,

## 1st Floor Landing

Built in airing cupboard with a lagged hot water tank with an immersion heater, laminate flooring, dado rail.

## Bedroom1

13'2 x 10'9 (4.01m x 3.28m)

Double glazed window to front, Range of built in wardrobes and over bed cupboards, laminate flooring, dado rail, radiator.

## Bedroom 2

12'1 x 10'1 (3.68m x 3.07m)

2 double glazed windows to the rear, radiator, laminate flooring, coved ceiling

## Bedroom 3

9'1 x 7'7 (2.77m x 2.31m)

Double glazed window to the front, radiator, laminate flooring, coved ceiling

## Bathroom

2 opaque windows to the rear, white suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin, low level W.C., heated towel rail, laminate flooring, tiled walls

Tel: 01689 821904

## Spacious Landing

### Second loft area

10'5 x 9'5 (3.18m x 2.87m)

Velux window to the rear, eaves storage area.

### Front Drive

Offering hard standing for 2 cars

### Rear Garden

90' (approximately) (27.43m (approximately))

Partly laid to lawn, with two patio areas, side access, brick built shed, a large wooden L shaped shed

### Agents 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: "D"

Total Square Meters: Approx. 117 m2

Total Square Feet: Approx. 1,259

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)



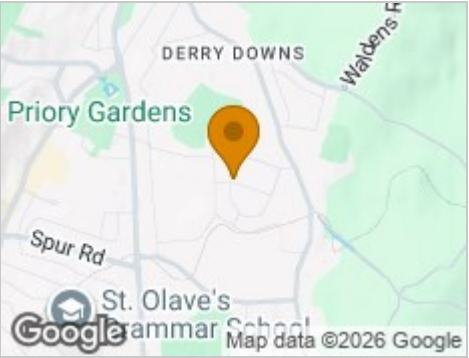
Road Map



Hybrid Map



Terrain Map



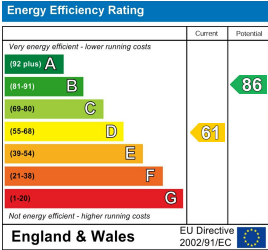
Floor Plan



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



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.