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Derry Downs, Orpington, Kent, BR5 4DT

Guide Price £625,000 Freehold

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Property Description
GUIDE PRICE £625,000 - £650,000. A deceptively spacious, extended detached family home, situated in this established residential road, and offered to the market with the added advantage of no onward chain. In need of some updating, the sizable accommodation includes a particularly spacious entrance hall, accessed from a porch, with three reception rooms, kitchen, and cloakroom all on the ground floor. To the first floor there are three good sized bedrooms - one with a dressing room or cot room, together with a bathroom and separate WC. Up another staircase, and you will find an additional bedroom, with en-suite shower room. You will see that the property offers tremendous potential, both to adapt the internal layout - by creating a larger kitchen, and also possibly by incorporating the bedroom and dressing/cot room - as well as extending to the side (STPP). The house is easily accessible to both Greenbelt countryside, as well as all the town's amenities, and railway station. Local schools, shops and bus routes are also all close by.

Porch
With UPVs double doors to the front, and adjacent double glazed window. Attractive "Georgian" style entrance door leading to:-

Entrance Hall
A particularly spacious and welcoming "L" shaped entrance hall, with windows to either side of the entrance door, in addition to a large double glazed obscure window to the side. Laminate flooring. Staircase leading to the first floor landing, and with cupboard under. Picture rail. Double panel radiator.

Cloakroom
Fitted with a coloured low level WC, and matching corner wall mounted wash hand basin. Complimentary splash back tiling. Additional understairs cupboard. Double glazed obscure window to the side.

Lounge
With large double glazed bay window to the front, and with double panel radiator beneath. Feature contemporary style "pebble" electric fire. Laminate flooring. Coving to ceiling. Picture rail.

Dining Room
Double glazed sliding patio doors leading to the rear garden. Laminate flooring. Attractive marble effect fireplace with mantel over, and fitted cast iron style fitted coal effect fire. Single panel radiator. Coving to ceiling. Glazed double doors returning to the entrance hall.

Breakfast / Family Room
Double glazed window to the side. Picture rail. Coving to ceiling. Single panel radiator. Door leading to:-

Kitchen
Attractively fitted with a range of wall, base and drawer units, with colour coordinated marble effect worktops. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Contemporary style "mosaic" effect coloured glass tiling. Downlighting. Appliance space including plumbing for washing machine, and for dishwasher. Cupboard concealing wall mounted gas fired combination boiler. Integrated electric ceramic hob, with extractor hood above, and with electric oven under. Double glazed window overlooking the rear garden. Additional, double glazed window to the side together with a door leading to the garden.

First Floor Landing
With large double glazed obscure window on the half landing. Staircase leading to the second floor landing. Picture rail.

Bedroom
With a large double glazed window to the front, together with a double panel radiator beneath. Blocked off original fireplace. Fitted with a range of bedroom furniture to one wall. Picture rail. Coving to ceiling. Shelved recess.

Bedroom
Double glazed window overlooking the rear garden. Double panel radiator. Picture rail. Door to:-

Dressing Room / Cot Room / Study
Double glazed window overlooking the rear garden. Blocked off original fireplace. Single panel radiator. Picture rail.

Bedroom
With double glazed oriel bay window to the front, and additional double glazed window to the side and with double panel radiator beneath. Coving to ceiling. Picture rail. Blocked off original fireplace.

Bathroom
Fitted with a white suite comprising:- panel bath with separate shower unit over, and screen; and contemporary style vanity wash hand basin with inset cupboard under. Partly tiled walls with

decorative colour coordinated inserts. Extractor. Double glazed obscure window to the rear. Heated towel rail. Shelved linen cupboard.

Separate WC
Fitted with a matching white low level WC. Single panel radiator. Double glazed obscure window to side.

Second Floor Landing
Double glazed window to the side.

Bedroom
With sloping ceilings, and "Velux" style roof windows to the front, to the side, and to the rear. Access to eaves storage. Fitted electric heater. Laminate flooring. Door leading to:-

En-Suite Shower Room
Fitted with a white suite comprising:- low level WC; pedestal wash hand basin, and corner shower cubicle. Extractor fan. Sloping ceiling.

Front Garden
Own driveway, with parking for two vehicles, and providing access to the garage. Lawn, and plant, shrub and hedge borders.

Attached Garage
With an up-and-over door to the front, and with personal door and window onto the rear garden. Power and lighting.

Rear Garden
Immediately to the rear of the house, and extending to the side, there is a large paved area. Laid to lawn, with plant, shrub and hedge borders. Tree. Outside water tap. outside lighting. Gated pedestrian side 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: "E"
EPC Rating: "D"
Total Square Meters: Approximately 171 (excluding garage and height restricted areas)
Total Square feet: Approximately 1841 (excluding garage and height restricted areas)
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

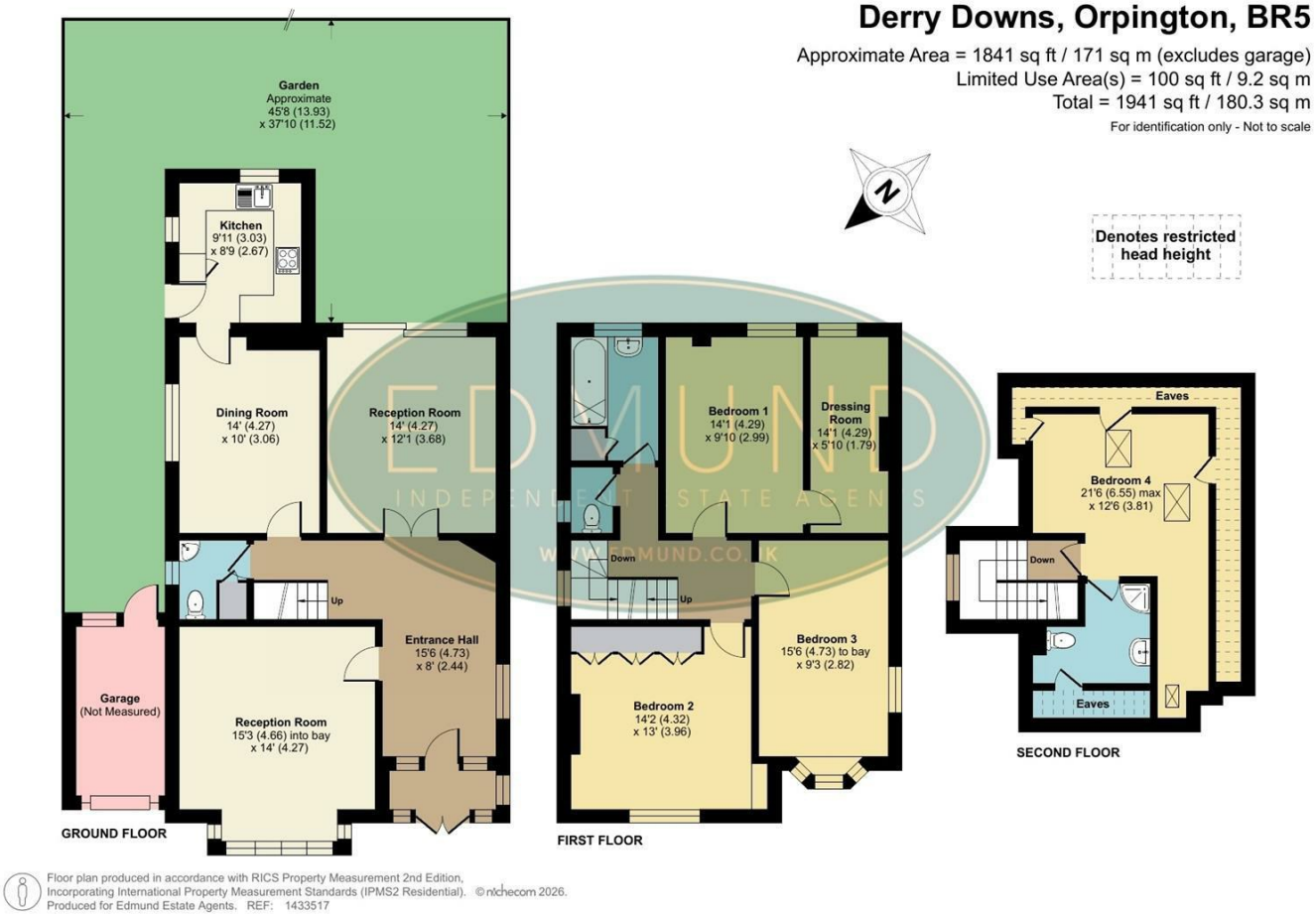








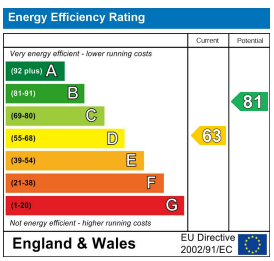

Floor Plan



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.

352 High Street, Orpington, Kent, BR6 0NQ
Tel: 01689 821904 Email: orpington@edmund.co.uk https://www.edmund.co.uk/