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Reed Avenue, Orpington, Kent, BR6 9RX

£550,000 Freehold

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Property Description
A recently redecorated, "chain-free" semi-detached house situated in this much sought-after, and convenient location. Highly regarded schools such as St Olaves, Newstead Wood, Darrick Wood, and Tubbenden, are all within close proximity, as are local shops. Orpington Mainline station is a short distance away, with the High Street being just a little further. The accommodation is well presented, and benefits from a modern kitchen, and bathroom. There is a bright double aspect through lounge which takes in lovely views of the (approximately 100'0) rear garden. Upstairs, there are three good sized bedrooms (with the two rear rooms again benefitting from lovely elevated views of the rear garden and beyond. Outside, there is a garage via driveway. Offering tremendous potential to extend (STPP) as other neighbours have done, this really is a family home - in a great location - not to be missed, Viewing is highly advised !

Entrance Hall
Entrance door to front. Decorative cabinet concealing panel radiator. Staircase leading to the first floor landing. Double glazed frosted window to the side. Louvre doored understairs cupboard with window.

Through Lounge
approximately 24'3" x 10'9" (approximately 7.39m x 3.28m)
A bright room, with a double glazed window to the front, plus double glazed sliding patio doors taking in views over the rear garden. laminate flooring. Wall light points. Single panel radiator. Additional double panel radiator. Attractive tiled fire surround (currently blocked off), with mantel above. Coving to ceiling. Serving hatch through the kitchen.

Kitchen
approximately 13'0" x 8'10" (approximately 3.96m x 2.69m)
Fitted with a contemporary style, white range of "Shaker" effect wall, base and drawer units, and with colour coordinated marble effect worktops over. Matching breakfast bar. Inset stainless steel single bowl single drainer sink unit. Partly tiled walls interspersed with decorative colour coordinated inserts. Space for fridge freezer. Freestanding washing machine. Integrated dishwasher. Integrated four burner gas hob, with electric oven beneath, and with extractor hood above. Large double glazed frosted window to the side. UPVc door, with steps, leading down to the rear garden. Wall mounted gas fired combination boiler.

First Floor Landing
Double glazed window to the front. Access to the loft area.

Bedroom 1
approximately 11'6" x 10'9" (approximately 3.51m x 3.28m)
Double glazed bow window to the front, and with single panel radiator beneath.

Bedroom 2
approximately 11'3" x 11'0" (approximately 3.43m x 3.35m)
Double glazed window overlooking the rear garden - and with distant views beyond. Single panel radiator.

Bedroom 3
approximately 8'9" x 8'3" (approximately 2.67m x 2.51m)
Double glazed window overlooking the rear garden - and with distant views beyond. Single panel radiator.

Family Shower Room

Fitted with a white contemporary style suite, comprising:- walk in shower cubicle with both a fixed 'rain drop' shower head, plus additional shower attachment; WC with concealed cistern; and adjacent vanity wash hand basin with cupboards beneath. Partly tiled walls with decorative 'mosaic' effect border. Extractor fan. Two double glazed frosted windows to the side. Heated towel rail. Attractive flooring.

Front Garden

Own driveway. Area of lawn with plant and shrub borders.

Garage

approximately 15'9" x 8'2" (approximately 4.80m x 2.49m)

With up and over door to the front, and personal door to the side. Power and lighting.

Rear Garden

approaching 100'0" (approaching 30.48m)

Immediately behind the property, and down some steps, there is a secluded terraced area - ideal for entertaining, or sitting and relaxing. The garden is mainly laid to lawn with plant, shrub and hedge borders, and with tree screening at the rear boundary. Wrought iron side gate. Outside water tap. Outside lighting. Three sheds.

Agent's Note

Council Tax Band: "E"
EPC Rating: "D"
Total Square Meters: Approximately 85
Total Square feet: Approximately 914

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







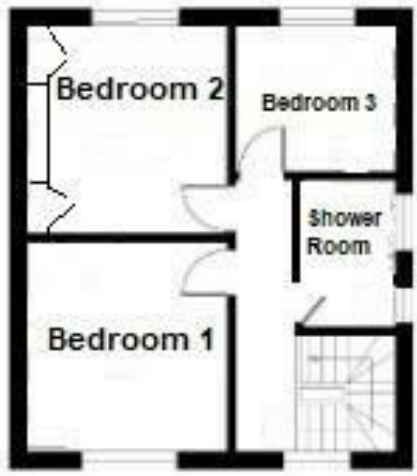






Floor Plan

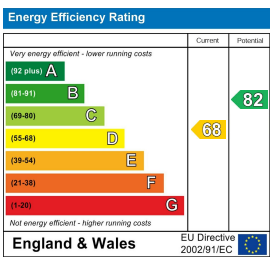




Viewing

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



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