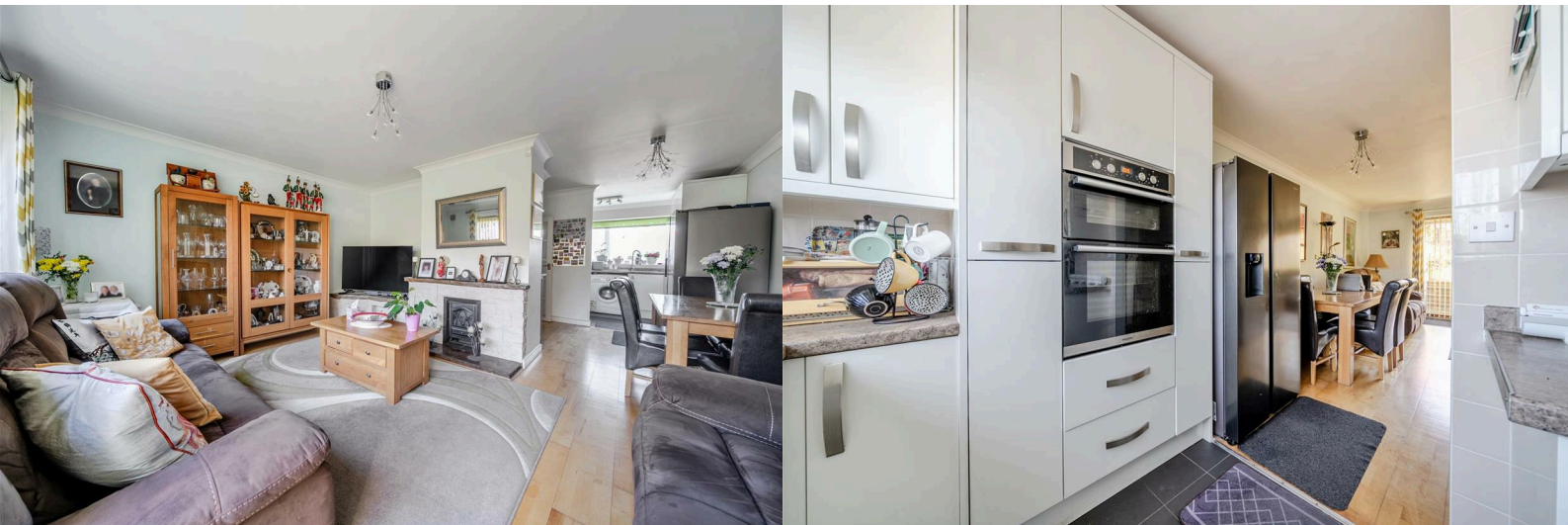




St. Justins Close, Orpington, Kent, BR5 3LU

£425,000 Freehold



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Property Description

We are pleased to offer for sale this recently refurbished 3 bedroom terraced house situated in a small cul de sac. The downstairs accommodation is laid out in a pleasant open plan style, upstairs there are three bedrooms (2 doubles and a single with a foldaway built in double bed/desk) and the modern bathroom. Externally there are low maintenance front and rear gardens. There is a garage en bloc to the rear. On a local bus route the property is close to local amenities and public transport. Viewing is highly recommended.

Entrance Porch

Double glazed sliding door and window to the front.

Hall

Solid wood flooring, built in under stair cupboard, radiator, coved ceiling.

"L" Shaped Lounge/ Diner

Double glazed sliding door and double glazed full height window to rear. Built in stone working fireplace with an adjacent stone display shelf. Solid wood flooring, Radiator. Coved ceiling.

Kitchen

Open to the lounge/dining room. Double glazed window to the front. Single drainer stainless steel sink inset to the work surface.

Built in induction hob, built in double oven. Plumbed for a washing machine and dishwasher. Tiled floor.

Landing

2 large built in storage cupboards one containing a wall mounted gas fired central heating boiler. Access to a fully boarded loft.

Bedroom 1

Double glazed window to rear. A range of modern matching built in wardrobes and built in over bed storage cupboards. Radiator. Coved ceiling.

Bedroom 2

Double glazed window to front. Built in mirror fronted double wardrobe. Built in over stair cupboard. Radiator. Coved ceiling.

Bedroom 3

Double glazed window to rear. Built in desk with cupboards, drawers and shelves with a small double bed that folds down over the desk. Radiator.

Bathroom

Opaque double glazed window to front. White suite comprising of corner bath with an electric shower pump over. Low level W.C. Pedestal wash hand basin. Heated towel rail. Tiled floor. Part tiled walls. Extractor fan.

Front Garden

Laid to artificial grass.

Rear Garden

Partially laid to artificial grass , with 2 patio area's, access to a communal path giving access to the enbloc garages. Eternal power point, outside tap, Outside light

Garage

en bloc to the rear

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: "D"

EPC Rating: "C"

Total Square Meters: Approximately 96 (including garage)

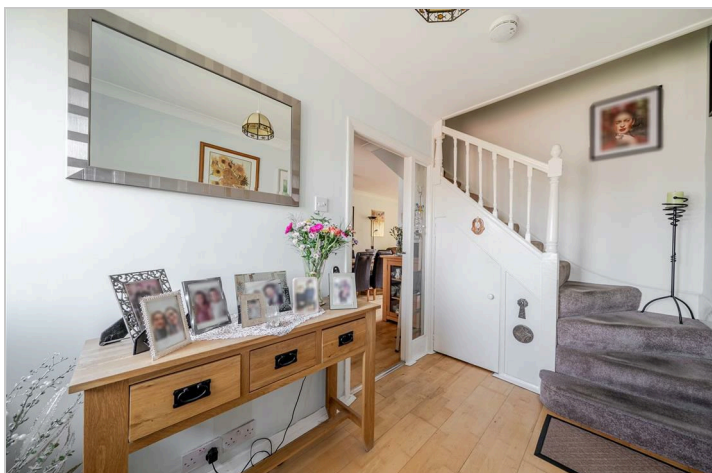
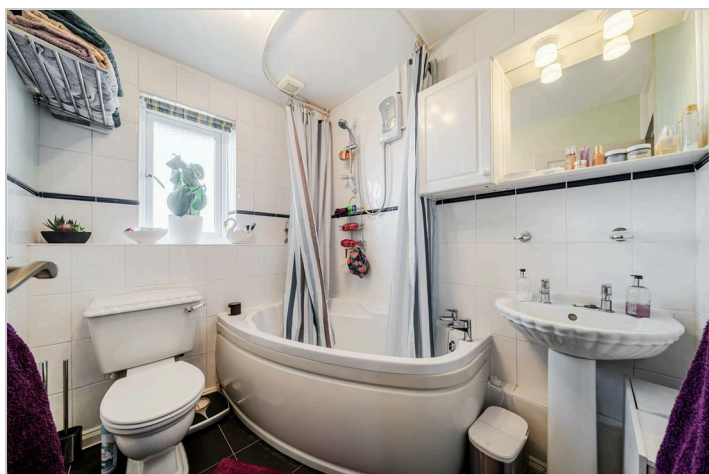
Total Square Feet: Approximately 1034 (including garage)

Room Dimensions : Per floorplan

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email

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

St. Justins Close, Orpington, BR5

Approximate Area = 888 sq ft / 82.4 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1034 sq ft / 96 sq m

For identification only - Not to scale

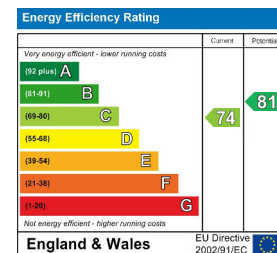


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Edmund Estate Agents. REF: 1429804

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.