



Moorfield Road, Orpington, Kent, BR6 0HG

£325,000 Freehold



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Description

A charming double bedroomed end of terrace cottage with off street parking close to the town centre, and within walking distance of the station. Character features such as wooden floors, woodburning stove, and sash windows, whilst benefits include double glazing and gas central heating and an EICR electrical report. Internal viewing strongly recommended.

Kitchen

Fitted with a modern range of wall, base and drawer units and marble effect worktops. Stainless steel single bowl single drainer sink unit. Oak flooring, wall mounted gas fired combination boiler, exposed brickwork, electric cook with extractor above, fridge/freezer, and washing machine. Double glazed sash window to front.

Lounge

Double glazed French door to rear garden and door to lean-to. Oak

flooring, stairs to first floor, exposed brickwork. Woodburning stove as central feature of room. Double panel radiator.

Lean-To Onto The Rear Garden.

First Floor Landing

Feature double glazed porthole window to front, oak flooring, overstairs cupboard. Fitted carpet.

Bedroom

Double glazed sash window to rear, attractive arched recess, wall light points. Double panel radiator, Built-in cupboard, coving to ceiling.

Bathroom

Attractively fitted with a suite comprising:- low level WC, pedestal wash hand basin with tiled splashback, panelled bath with Triton shower unit, double glazed obscure sash window to front, single panel radiator, coving to ceiling, extractor fan, floor boarding.

Courtyard Rear Garden

Parking

To rear

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: "C"

EPC Rating: "D"

Total Square Meters: 48

Approximately

Total Square Feet: 517 Approximately

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 by telephoning 01689 821904, or via email orpington@edmund.co.uk



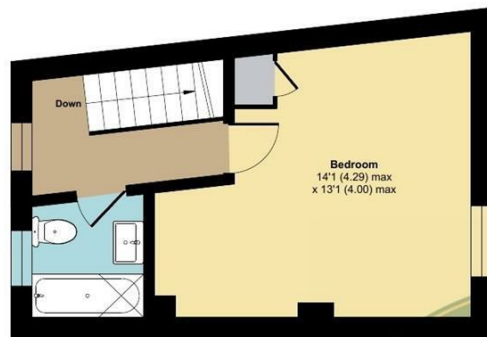


Floor Plan

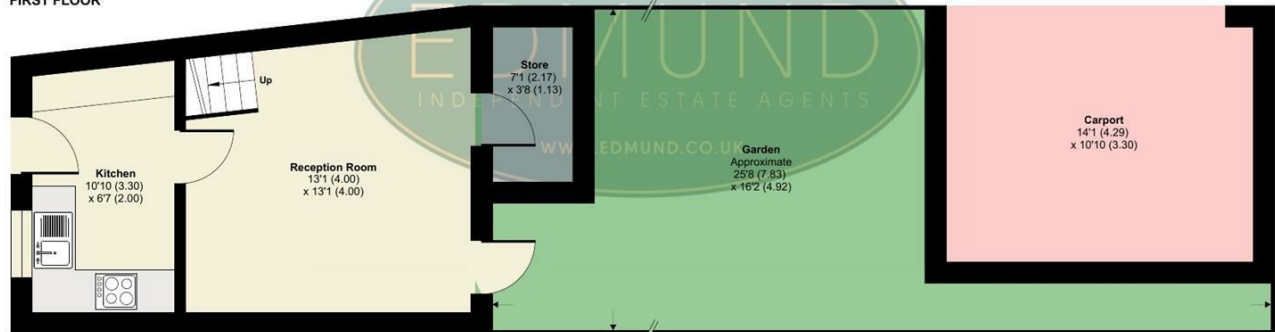
Moorfield Road, Orpington, BR6

Approximate Area = 517 sq ft / 48 sq m (excludes carport)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

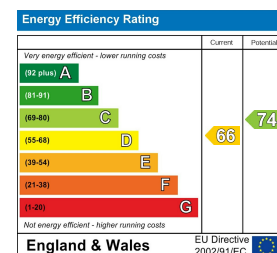


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edmund Estate Agents. REF: 1439845

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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