



## 5 Keswick Road

, Orpington, BR6 0EU

£900,000



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## Description

A modern and adaptable detached house which is situated in the highly regarded Knoll area which has been a loving family home for many years. Extended the accommodation comprises 4 good sized bedrooms, an en-suite bathroom and family shower room on the first floor whilst downstairs is a well appointed lounge and dining room, large kitchen, plus a cloakroom and an additional reception room/ground floor bedroom. The property benefits from gas central heating and double glazing. Outside the gardens are to the rear, and front plus there is a detached garage with access from Lamorna Close and additional parking to the front. With sought after schools of both the private and public sector, High Street and Station all close by, internal viewing is strongly recommended.

## Entrance Porch

Opaque double glazed door and double glazed window to front, tiled flooring.

## Hall

Storage cupboard, tiled flooring, radiator.

## Cloakroom

Low level WC, wash hand basin, opaque double glazed window to front, tiled flooring.

## Lounge

16' 07" x 12' 04" (5.05m x 3.76m)

Open fireplace, double glazed window to front, wooden flooring, radiator.

## Dining Room

12' 4" x 8' 11" (3.78m x 2.72m)

Open plan to Lounge, double glazed sliding door to rear, tiled flooring, radiator.

## Reception/Bedroom 5

17' 7" x 8' 5" (5.38m x 2.57m)

Double glazed window to front, feature window to side, wooden flooring, radiator.

## Kitchen

19' 3" x 11' 3" (5.89m x 3.43m)

Range of matching wall and base units with worktops over, one and a half sink, integrated gas hob with extractor over, integrated double oven, space for fridge/freezer, space for dishwasher, two double glazed windows to rear, tiled flooring, radiator. (measured at maximum) Range of matching wall and base units with worktops over, one and a half sink, integrated gas hob with extractor over, integrated double oven, space for fridge/freezer, space for dishwasher, two double glazed windows to rear, tiled flooring, radiator.

## Utility Room

22' 0" x 4' 3" (6.73m x 1.32m)

Stainless steel sink, space for fridge/freezer, space for washing machine, space for dryer, door to rear.

## First floor landing

Large cupboard, airing cupboard, carpet.

## Master Bedroom

13' 1" x 12' 4" (3.99m x 3.78m)

Fitted wardrobes, double glazed window to front, carpet, radiator.

## En-Suite Shower

Low level WC, wash hand basin, bidet, shower, two opaque double glazed windows to front, tiled walls, vinyl flooring, radiator.

### Bedroom Two

15'1" x 11'6" (4.62m x 3.53m)

Built in wardrobe, double glazed window to rear, carpet, radiator.

### Bedroom Three

14'9" x 8'9" (4.52m x 2.67m)

Double glazed window to front and side, carpet, radiator.

### Bedroom Four

2.64m x 2.36m

Built in wardrobe, double glazed window to rear, carpet, radiator.

### Shower Room

Low level WC, wash hand basin, double shower with Rainforest head and attachment, opaque double glazed window to rear, vinyl flooring, radiator.

### Outside

Gardens to rear front and side, with shed.

### Garage

22'11" x 11'5" (7.01m x 3.48m)

Brick built, door to side, opaque window to rear, power and light, storage shed to side.

### 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: "G"

EPC Rating: "D"

Total Square Meters: Approximately 181

Total Square Feet: Approximately 1948

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.

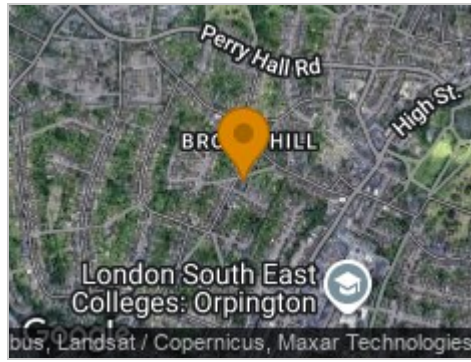
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)



## Road Map



## Hybrid Map



## Terrain Map



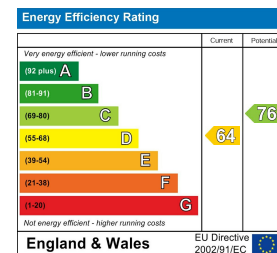
## Floor Plan



## 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



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