



16 Padstow Close

, Orpington, BR6 9XL

£480,000



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Property Description

Offered "chain-free", this very well presented mews style home really must be viewed to be fully appreciated. It is situated in a pleasant cul-de-sac of similar executive style homes, and forms part of the ever-popular Maples Development on the favoured south side of Orpington. Access can easily be gained to the Mainline Station with it's fast and frequent commuter service to London, and the High Street with it's array of shops, coffee shops and restaurants, plus gym and leisure facilities. Highly regarded schools which include Warren Road Primary School, and St Olaves Grammar School For Boys, amongst many others, are also all close by. Inside, there is a well appointed lounge which opens out directly onto the rear garden, a good sized kitchen / diner, and a useful cloakroom. Upstairs, you will find the two double bedrooms (the master benefitting from an en-suite shower room), and the family bathroom. Outside, to the front, there is parking for two cars.

Hallway

Entrance door to the front. Laminate flooring. Staircase leading to the first floor landing. Coving to ceiling. Single panel radiator.

Cloakroom

Fitted with a white suite comprising:- low level WC; and wall mounted corner wash hand basin with tiled splash back. Frosted double glazed multi pane effect window to front. Single panel radiator.

Lounge

With double glazed French doors, and a double glazed window overlooking the rear garden. Two

single panel radiators. Coving to ceiling. Most attractive marble effect fireplace with fitted coal effect electric fire. Understairs cupboard.

Kitchen / Diner

Double glazed multi pane effect bay window to front with recess for dining table. Fitted with a range of wall, base and drawer units with matching woodgrain effect worktops and inset stainless steel one and a half bowl sink unit with mixer tap over. Partly tiled walls. Glazed display cupboard. Cupboard concealing wall mounted gas fired central heating boiler. Integrated four burner gas hob, with electric oven under, and with extractor hood above. Downlighting. Single panel radiator. Recess for free-standing fridge/freezer. Recess and plumbing for free-standing washing machine, and dishwasher.

First Floor Landing

Access to the loft space. Single pane radiator.

Bedroom 1

Double glazed multi pane effect window to the front, and with single panel radiator beneath. Shelved linen and airing cupboard housing hot water cylinder. Built-in three doored wardrobe. Door to:-

En-Suite Shower Room

Fitted with a white suite comprising:- fully tiled shower cubicle; low level WC; and pedestal wash hand basin. Partly tiled walled with colour coordinated decorative border at dado rail height. Extractor. Shaver point. Single panel radiator. Attractive flooring. Frosted double glazed multi pane effect window to the front.

Tel: 01689 821904

Bedroom 2

Double glazed window overlooking the rear garden, and with single panel radiator beneath.

Bathroom

Fitted with a white suite comprising:- panel enclosed bath with separate hand held shower attachment; low level WC; and pedestal wash hand basin. Partly tiled walled with colour coordinated decorative border at dado rail height. Single panel radiator. Extractor. Shaver point. Attractive flooring. Frosted double glazed multi pane effect window to the side.

Rear Garden

Neatly laid to lawn, with a small terrace area - ideal for entertaining or simply relaxing - immediately behind the house and access via the French doors in the lounge. Hedge, shrub and plant border. At the rear boundary, the property is well secluded by trees, which lead up to the railway embankment.

Front Garden

With parking for two cars, and a neat border with inset lighting.

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 67.9

Total Square Feet: Approximately 731

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



Road Map



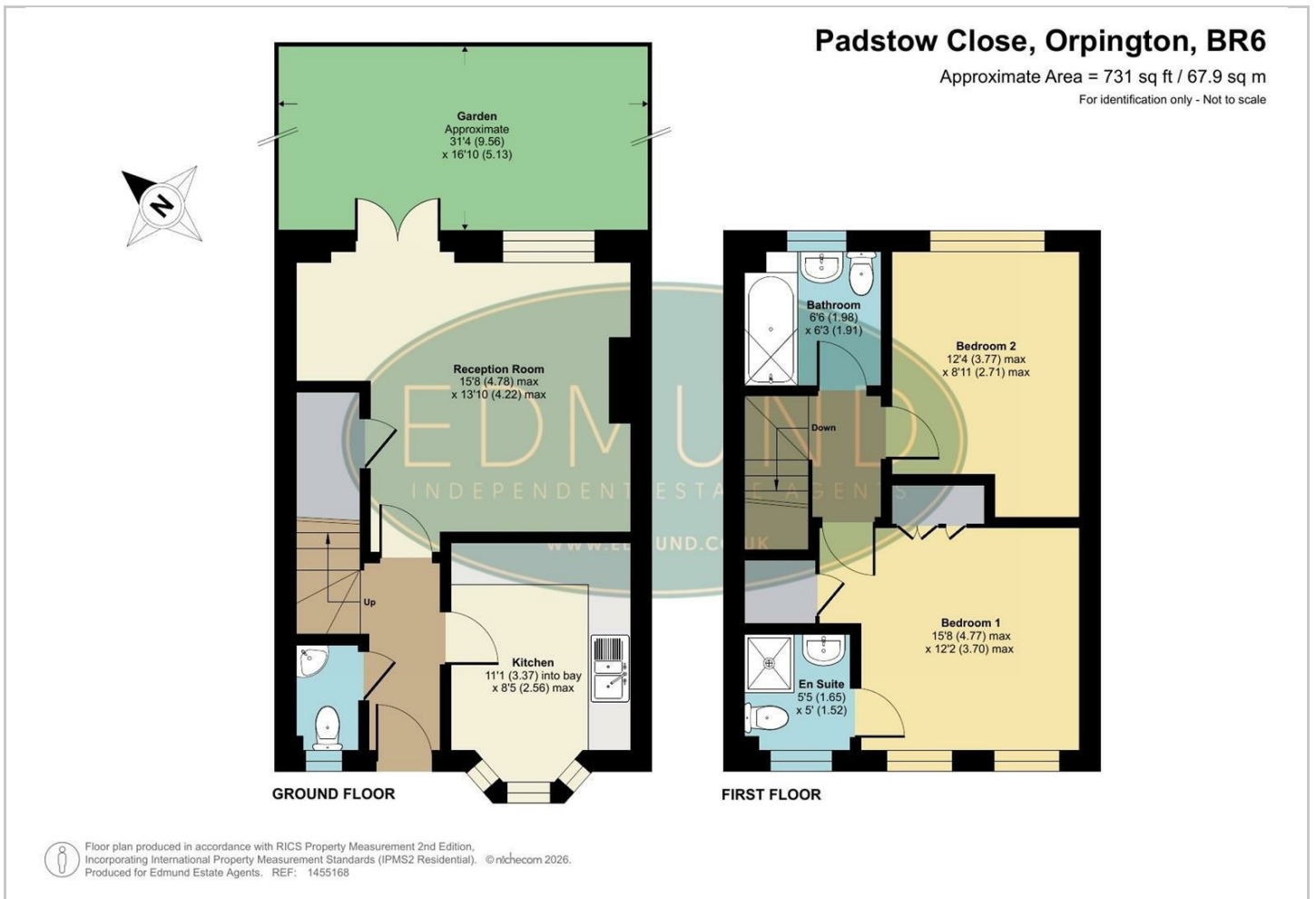
Hybrid Map



Terrain Map



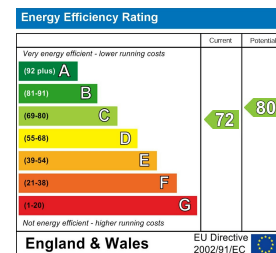
Floor Plan



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