



Oakdene Road, Orpington, Kent, BR5 2AP

£320,000
Leasehold - Share of Freehold



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Property Description

This ground floor maisonette benefits from a Share of Freehold, and a lengthy lease (in excess of 900 years remaining). Further features include a private approximately south facing rear garden, and off road parking to the front. Internally, the well presented accommodation includes: two bedrooms, white bathroom suite, kitchen, and a lounge with sliding patio doors opening directly on the the garden. Located in this popular residential area close to local shops at Marion Crescent, schools, and bus routes, a selection of local railway stations including St Mary Cray, Orpington, and Petts Wood are all accessible, as is the Nugent Retail Park, and Orpington High Street. Offered chain-free, viewing is recommended.

Hallway

UPVc entrance door to front, with stained glass and leaded light effect inserts. Single panel radiator. Understairs cupboard. Picture rail. Shelves storage cupboard with meters below.

Lounge

13'1" max x 10'6" max (3.99m max x 3.20m max)
Double glazed sliding patio doors opening directly onto the rear garden. Double panel radiator. Laminate flooring.

Kitchen

8'4" max x 7'0" max (2.54m max x 2.13m max)
Fitted with a range of wall, base and drawer units, with colour coordinated marble effect work surfaces. Inset stainless steel one and a half bowl sink unit with mixer tap over. Integrated four burner gas hob with colour coordinated splashback. Extractor hood

above, and with electric oven beneath. Integrated washing machine. Space for free-standing upright fridge/freezer. Partly tiled walls. Wall mounted gas fired combination boiler. Laminate flooring. Double glazed window overlooking the rear garden.

Bedroom 1

14'6" x max 11'2" max (4.42m x max 3.40m max)
Double glazed bay window to front with leaded light effect fanlights. Double panel radiator.

Bedroom 2

9'5" max x 8'7" max (2.87m max x 2.62m max)
Double glazed window with leaded light effect fanlights. Single panel radiator.

Bathroom

Fitted with a white suite comprising:- panel bath with shower attachment over, surrounding tiles and splashback, and screen; low level WC; and pedestal wash hand basin. Partly tiled walls with decorative colour coordinated border. Raised heated towel rail. Extractor. Double glazed frosted window to side with leaded light effect fanlight.

Rear Garden

Immediately behind the property there is a terrace - ideal for relaxing or entertaining - and then with steps leading down to the lawn. Timber garden shed. Outside water tap. Trees, and borders.

Front Garden

Graveled and brickwork off road parking. Hedges and borders. Timber pedestrian gate.

Lease Details

The following has been provided by the Seller, and Land Registry, and should be verified by the purchaser and/or their solicitor prior to exchange of contracts.

We understand that the property is being sold with a Share of Freehold.

Remaining Lease: Approximately 923 years

We are advised that the annual charge for Ground Rent is "peppercorn".

Agent's Note

The following information is provided as a guide, and should be verified by the purchaser prior to exchange of contracts.

Council Tax Band: "C"

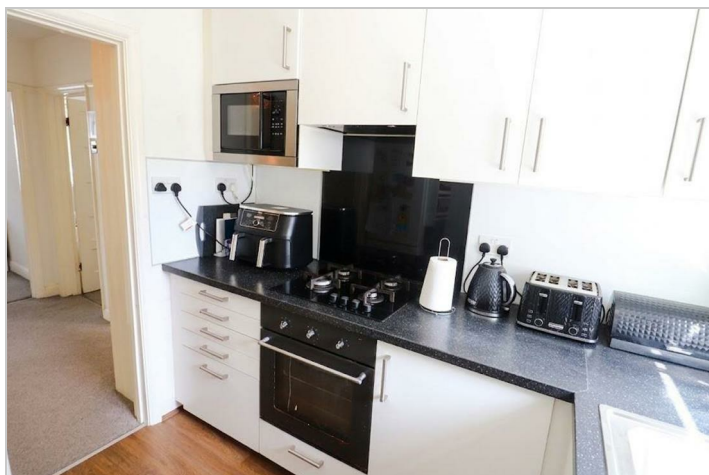
EPC Rating: "C"

Total Square Meters: Approximately 52.1

Total Square Feet: Approximately 560.8

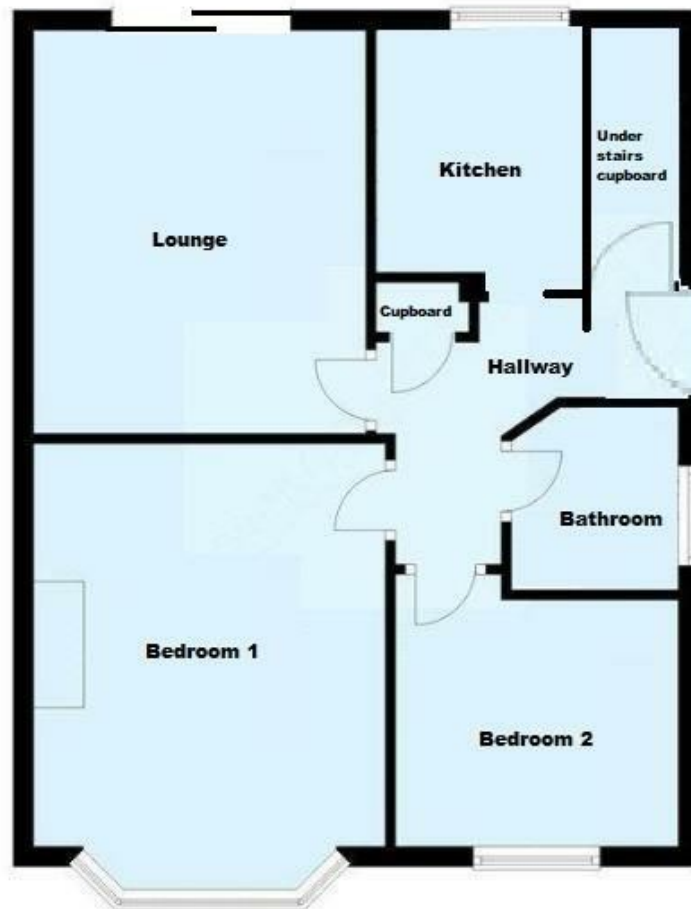
This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





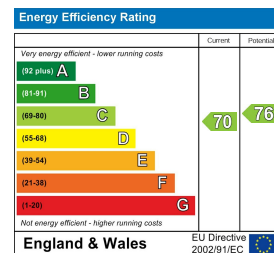
Floor Plan



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



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.