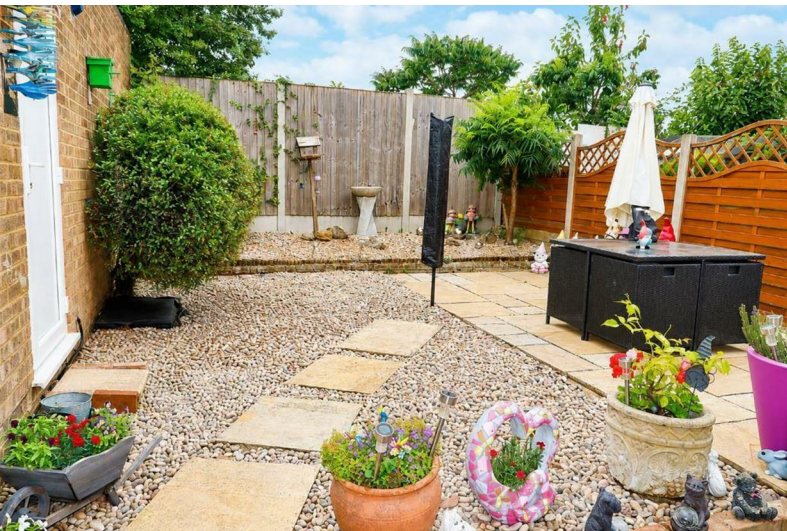




Glendower Crescent, Orpington, Kent, BR6 0UP

£425,000 Freehold



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£425,000 Freehold



Description

This well-presented two double bedroom terraced property occupies a slightly wider than average plot and is set well back from the road. Further benefits include a conservatory, modern bathroom with separate bath and walk-in shower, and a garage en-bloc.

The accommodation comprises an entrance porch and hallway, kitchen, spacious lounge/dining room and conservatory to the ground floor. To the first floor, the landing provides access to two double bedrooms, and a lovely family bathroom.

Externally, the property enjoys an easy-to-maintain west-facing rear garden, with direct access to the garage and an open outlook backing onto allotments. The property is conveniently located for Orpington High Street, Orpington and St Mary Cray mainline stations, Poverest Park, local schools including Perry Hall Primary School, and a variety of bus routes.

Internal viewing is highly recommended.

Please note there is an annual charge of approximately £291.47 towards the upkeep of the surrounding grounds.

Roof was overhauled in 2022 (details available)

Entrance Porch

With light and cupboard housing boiler (overhauled in 2022)

Kitchen

Range of matching wall and base units with stainless steel sink and drainer, mixer taps, built in oven and hob, extractor fan. Double glazed window to front, integrated dishwasher, plumbing for washing machine

Lounge

Under stairs cupboard, double glazed Bi-fold doors to rear.

Conservatory

Landing

Access to insulated loft via retractable ladder and light.

Bedroom

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, range of fitted wardrobes, radiator.

Bathroom

White suite with panelled bath with power shower, wash hand basin and toilet in unit, heated towel rail, fully tiled walls and floor.

Garden

Pretty paved garden with side access and door to garage

Garage

With up and over door, power and light. (Re-wired in 2020)

Agents Note

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

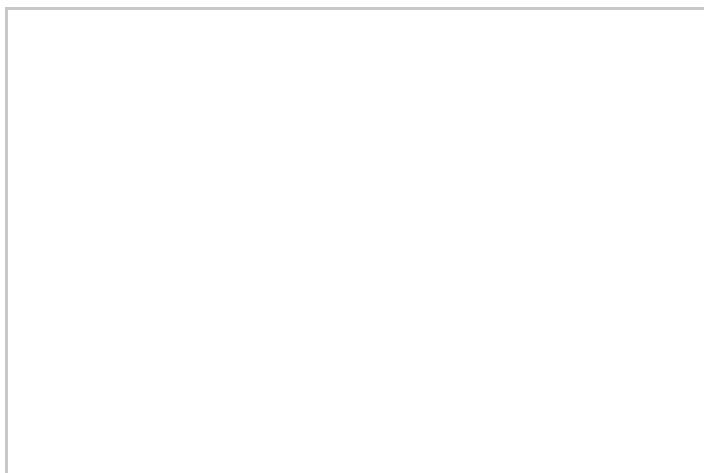
Council Tax Band: "D"
EPC Rating: "TBC"

Total Square Meters: Approx. 76
Total Square Feet: Approx. 818

Please note there is an annual charge of approximately £270 towards the upkeep of the surrounding grounds.

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.

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



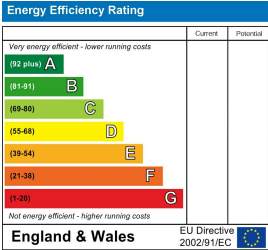
Floor Plan



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.