



Lapworth Close, Orpington, Kent, BR6 9BW

£575,000 Freehold



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Property Description

Situated in this peaceful backwater, yet easily accessible to all amenities, is this delightful semi-detached house. Having been a loving home to the same family since being built in 1956, the property has been well maintained, and has a lovely rear garden with an approximately southerly aspect. Boasting three good sized bedrooms, and a refitted shower room and separate WC upstairs, downstairs there is a lovely bright triple aspect reception room, and modern kitchen/breakfast room. This house offers tremendous potential for extension, and alterations (including easily creating a ground floor cloakroom, if needed). Lapworth Close is charming, and very quiet cul-de-sac, located just a short car or bus ride away from Orpington High Street with it's array of shops and leisure facilities. The mainline station with a fast and frequent service to London is also close by, as is Goddington Park, and a very good selection of schools including St Olave's, and Newstead Wood - the two incredibly popular grammar schools here in Orpington. Being offered to the market "chain-free", viewing comes highly recommended.

Hallway

UPVc entrance door and adjacent windows to the front. Staircase leading to the first floor landing. Door to the reception room. Deep cloaks cupboard housing meters, and with high level window to the front (it is worth noting that by incorporating this and the adjacent walk-in larder in the kitchen, many owners of similar style homes have created a useful downstairs cloakroom, small shower room, or utility area).

Reception Room

17'11" max x 14'0" max (5.46m max x 4.27m max)

A lovely bright triple aspect room with double glazed window to front, large double glazed bay window to the side, and full height double glazed window overlooking the rear garden. Coving to ceiling. Single panel radiator. Wall

light points. Fitted coal effect gas back boiler and fire, with tiled surround and display mantel. Door to :-

Kitchen

12'10" max x 9'11" max (3.91m max x 3.02m max)

A good sized breakfasting kitchen with room for table and chairs. Attractively fitted with a range of wall, base and drawer units, and display cabinets. Colour contrasting marble effect work tops, and partly tiled walls. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Integrated four burner gas hob with electric oven beneath, and with extractor fan above. Space and plumbing for free-standing washing machine. Space for free-standing fridge freezer. Double panel radiator. Understairs Cupboard. Deep walk-in larder cupboard with high level window. Double glazed window overlooking the rear garden. UPVc door to the garden.

First Floor Landing

Double glazed window overlooking the rear garden, and with double panel radiator beneath. Coving to ceiling. Access to the loft.

Bedroom 1

12'1" max x 10'0" max (3.68m max x 3.05m max)

Double glazed window to the front, and with single panel radiator beneath. Deep built-in cupboard, and adjacent airing cupboard housing hot water cylinder.

Bedroom 2

11'1" max x 10'3" max (3.38m max x 3.12m max)

A bright double aspect room with double glazed window to the side, and additional double glazed window to the front, with single panel radiator beneath.

Bedroom 3

7'5" max x 7'0" max (2.26m max x 2.13m max)

Another double aspect room, with double glazed window to

the side, and another double glazed window overlooking the rear garden, with single panel radiator beneath. Large built-in cupboard.

Shower Room

Refitted with a modern suite comprising:- walk-in fully tiled shower cubicle; and vanity wash hand basin with cabinet beneath. Heated towel rail. Partly tiled walls. Extractor fan. Frosted effect double glazed window to the rear.

Separate WC

Fitted with a white low level WC. Frosted effect double glazed window to the rear.

Rear Garden

Enjoying an approximately south aspect and being slightly wedge-shaped at the rear boundary. Immediately behind the house there is a crazy paved terrace. Steps lead up to an area of lawn, with established plant, shrub and hedge borders. trees. Ornamental garden pond. outside water tap. Gated pedestrian side access.

Front Garden

Set back from the road in this cul-de-sac. Laid mainly to lawn with dividing footpath leading to the front door. "Herringbone" effect block paved driveway providing parking, and leading to:-

Garage

With up and over door to the front, personal door to the sider, and window to the rear.

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: "E"

EPC Rating: "D"

Total Square Meters: Approx. 82.4

Total Square Feet: Approx. 887

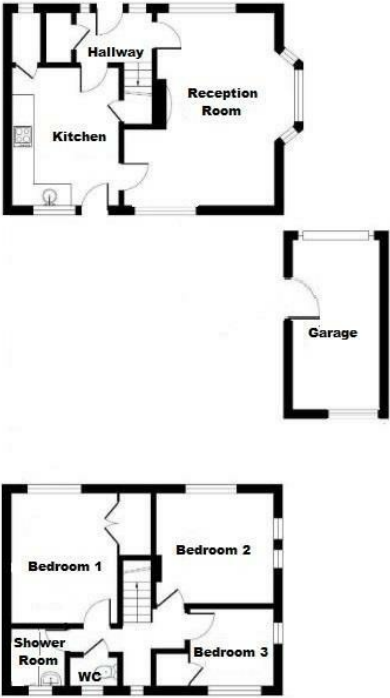
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens.

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





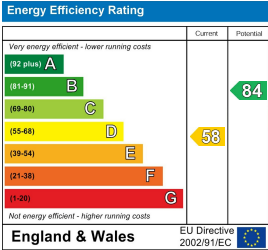
Floor Plan



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