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Oregon Square, Orpington, Kent, BR6 8BH

£525,000 Freehold

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Description
Located in this much sought-after, tree-lined crescent, this semi-detached purpose built and generously proportioned three bedroom semi-detached bungalow offers tremendous potential. The bungalow occupies a wide plot, and there is the possibility to extend to the side, and rear, subject to planning permission. Having been a lovely family home to the current sellers for the past sixteen years or so, the property offers good sized accommodation. Additionally, the rear garden is secluded, and backs approximately south. The bungalow benefits from a small utility / lobby off the kitchen, plus a lovely conservatory off the lounge, and which overlooks the rear garden. There is a detached garage, and parking to the front. Oregon Square is situated within the popular Crofton area, and is within walking distance of the mainline railway station. Orpington High Street, and very good schools including Crofton, Darrick Wood, Newstead Wood, and St Olaves are also all accessible. NO ONWARD CHAIN.

Porch
Entrance door to front, and windows.

Entrance Hall
Entrance door to front. Access to loft. Cloaks cupboard with meters. Single panel radiator.

Lounge
13'6 x 12'6 (4.11m x 3.81m)
Tiled fireplace and electric coal effect gas fire. Coving to ceiling. Double panel radiatior. Double glazed sliding patio doors, leading to:-

Conservatory
A delightful addition to the property. With double glazed French doors, as well as double glazed windows overlooking the rear garden. Wall light points.

Kitchen
9'9 x 8'3 (2.97m x 2.51m)
Fitted with a range of wall, base and drawer units, and woodgrain effect worksurfaces. Partly tiled walls with decorative border. Inset sink and drainer unit. Double glazed window overlooking the rear garden. Appliances space, together with plumbing for washing machine. Floorstanding gas fired central heating boiler. Door to:

Utility / Lobby
7'6 x 4'6 (2.29m x 1.37m)
Double glazed windows, and double glazed door to the garden. Further appliance space.

Bedroom 1
12'9 x 10'0 (3.89m x 3.05m)
Double glazed window to front the front. Picture rail. Double panel radiator.

Bedroom 2 / Dining Room
11'0 into bay x 9'6 (3.35m into bay x 2.90m)
Double glazed bay window to the front, with curved double panel radiator beneath. Coving to ceiling.

Bedroom 3
9'6 x 7'0 (2.90m x 2.13m)
Double glazed window to the side. Airing cupboard housing hot water cylinder. High level storage cupboard.

Bathroom
Fitted with a white suite, comprising:- panel bath with hand held shower attachment over; pedestal wash hand basin; and low level WC. Single panel radiator. Double glazed frosted window to side. Partly tiled walls with decorative border.

Detached Garage
16'3 x 9'6 (4.95m x 2.90m)
With up and over door to the front. Personal door to rear.

Front Garden
Crazy paved driveway offering off road parking. Areas of lawn with plant and shrub borders. Gated pedestrian side access, leading to:-

Rear Garden
approximately 49'11" x 39'11" (approximately 15.21m x 12.17m)
Enjoying a southerly rear aspect. and being well secluded at the rear boundary. A particularly wide plot, with terraced area to the side, where, subject to Planning Permission, it would certainly be possible to extend to create extra living accommodation. The rear garden is mainly laid to lawn, with a crazy paved terrace immediately behind the bungalow. Plant, shrub and hedge borders. Outside water tap.

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: "E"
Total Square Meters: 63
Total Square Feet: 678

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

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

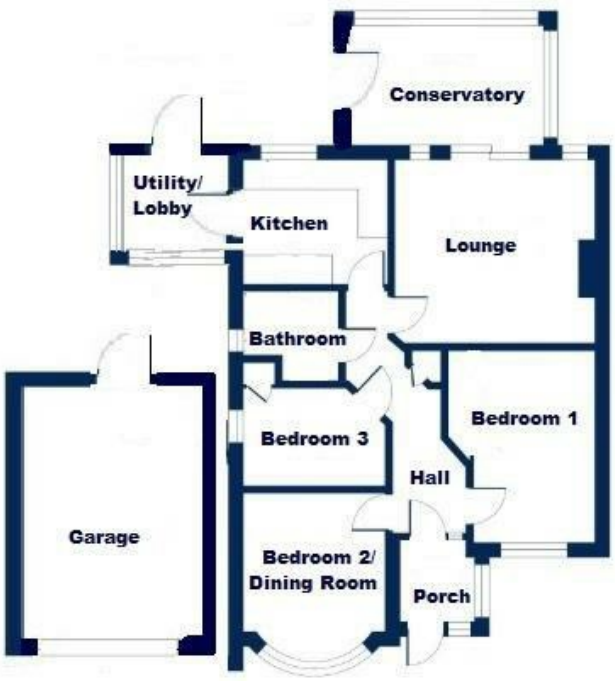








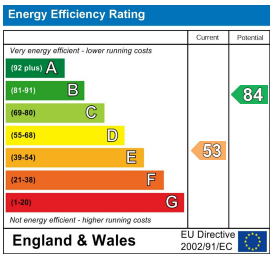

Floor Plan



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



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