



Shelley Close, Orpington, Kent, BR6 9QX

Offers In Excess Of
£650,000 Freehold



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Property Description

A truly deceptive and superbly presented semi detached house set well back from the road in the corner of this popular residential cul de sac. Internally you will notice 3 double bedrooms (the master has potential to create an en-suite) and a luxury fitted bathroom on the first floor whilst downstairs is a lovely modern fitted kitchen/dining room with extensive units and bi-folding doors onto the patio, a well appointed lounge and cloakroom. Benefits include double glazing, gas central heating, and attractive floor coverings. Outside is a 55ft garden and a long, block paved private drive, to provide parking for several cars etc. With a double story extension to rear and potential to extend to the side STPP, this is a lovely family home which is also ideally situated for sought after schools including Warren Road, Newstead Grammar, Tubbenden and Darrick Wood, to name just a few. It is also within a short walk of Orpington Station.

Entrance Hall

Composite door, wood flooring, radiator, stairs to first floor with cupboard under.

Cloakroom

Low level WC, double glazed opaque window to side, tiled walls and floor, wash hand basin.

Kitchen/Diner

L shaped with a range of matching wall and base units, inset 1 1/2 sink and drainer, built in oven and hob, with stainless steel canopy style extractor fan, splashback, built in dishwasher and washing machine, double glazed window to rear and side, two radiators, tiled floor, bi-folding doors to rear.

Lounge

Double glazed window to front, wood flooring, attractive feature fireplace with hearth and mantle, radiator.

First Floor Landing

Access to loft, radiator, storage cupboard.

Bedroom 1

Huge master bedroom with potential to create an en-suite, double glazed window to rear, wood flooring, radiator, range of fitted wardrobes.

Bedroom 2

Double glazed window to rear, wood flooring, radiator.

Bedroom 3

Double glazed window to front, wood flooring, radiator.

Bathroom

Luxury re-fitted bathroom with combined wash hand basin and toilet in vanity unit, panelled bath with shower and screen, double glazed opaque window to side, heated towel rail, tiled walls and floor.

Rear Garden

Large patio with steps down to lawn area. Timber shed and new fencing to both sides

Front Garden

Large block paved drive providing off street parking for several cars. Double wrought iron gates to side.

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: "E"

EPC Rating: "C"

Total Square Meters: Approx. 114.9

Total Square Feet: Approx. 1237

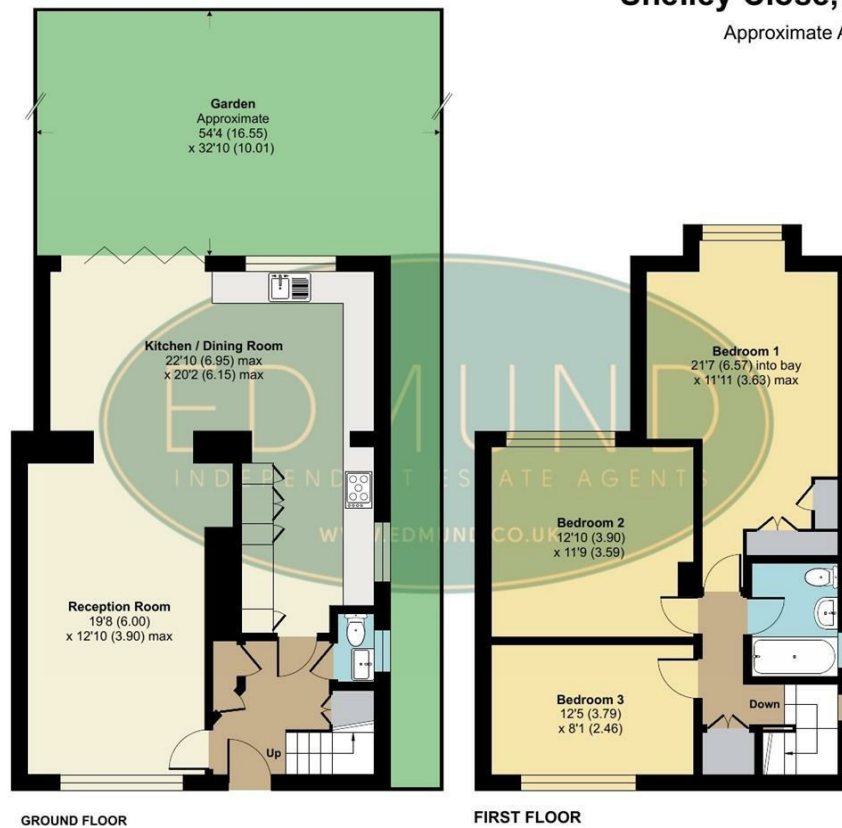
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

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



Shelley Close, Orpington, BR6

Approximate Area = 1237 sq ft / 114.9 sq m

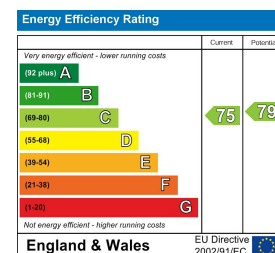
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edmund Estate Agents. REF: 1485554

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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