



Loxwood Close, Orpington, Kent, BR5 4PQ

£450,000 Freehold



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## Property Description

A good sized three bedroom semi-detached family home, situated in a pleasant cul-de-sac close to greenbelt countryside, and also accessible to most amenities. Popular schools, and bus routes serving Orpington High Street and the mainline station are close by. Benefitting from a modern kitchen, and shower room, as well as a useful downstairs cloakroom, the property does require some redecoration. There is an attached garage, plus easy to maintain front and rear gardens. Offered to the market with the advantage of no onward chain.

## Porch

UPVc entrance door and adjacent double glazed window to the front.

## Hallway

UPVc door and double glazed window from porch. Staircase leading to the first floor, with cupboard under. Single panel radiator. Meter cupboard, and adjacent additional cupboard.

## Cloakroom

Located off the lounge. Fitted with a white suite comprising: low level WC, and wall mounted wash hand basin with tiled splashback. Extractor fan. Frosted double glazed window to the rear.

## Lounge

24'4" x 11'9" (narrowing to 8'5") (7.42m x 3.58m (narrowing to 2.57m))

A double aspect room, with large double glazed

window to the front, plus sliding patio doors leading to the conservatory. Glazed double doors from hallway. Coving to ceiling. Two single panel radiators.

## Conservatory

Single glazed full height windows to three sides.

## Kitchen

10'1" x 8'10" (3.07m x 2.69m)

Fitted with a range of wall, base and drawer units with marble effect worktops. Inset stainless steel one and half bowl sink unit. Integrated electric hob with extractor over, and separate unit housing oven. Appliance space, including plumbing for washing machine. Under cabinet lighting. Fully tiled walls. Glazed door to hallway. Double glazed window and UPVc door onto the rear garden.

## First Floor Landing

### Bedroom 1

11'6" x 9'3" (3.51m x 2.82m)

Double glazed window to the front, and with single panel radiator. Built-in wardrobes to one wall.

### Bedroom 2

10'1" x 9'3" (3.07m x 2.74m; 0.91m)

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Freestanding wardrobes to one wall.

### Bedroom 3

8'4" x 8'4" max (2.54m x 2.54m max)

Double glazed window to the front, and with single panel radiator beneath. Bulkhead cupboard over the stairwell.

### Shower Room

Refitted with an attractive suite comprising:- fully tiled shower cubicle; WC with concealed cistern; and adjacent vanity wash hand basin with cupboards and drawers under. Fully tiled walls with decorative border. Extractor fan. Downlighting. Two frosted double glazed windows to the rear. Heated towel rail with combined single panel radiator.

### Rear Garden

Crazy paved terrace, Lawn, and borders. Outside water tap.

### Front Garden

Own driveway with parking. Conifer screening. Lawn.

### Garage

With electric remote control roller shutter door to front, and personal door to garden.

### 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: "D"

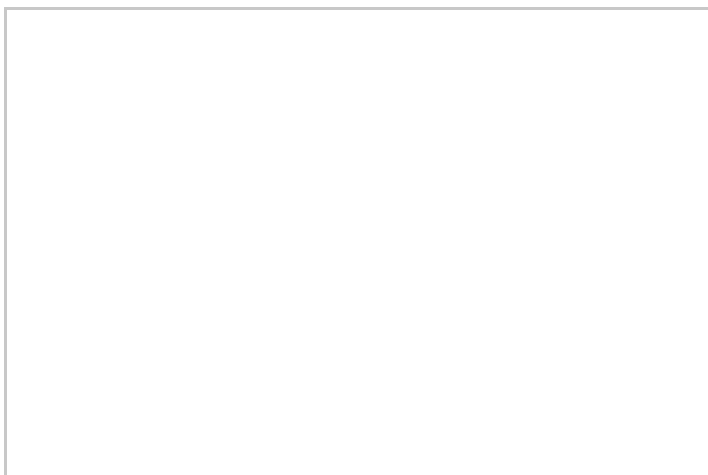
EPC Rating: TBA

Total Square Meters: TBA

Total Square Feet: TBA

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](mailto:orpington@edmund.co.uk)



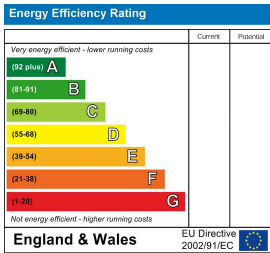
Floor Plan



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.