



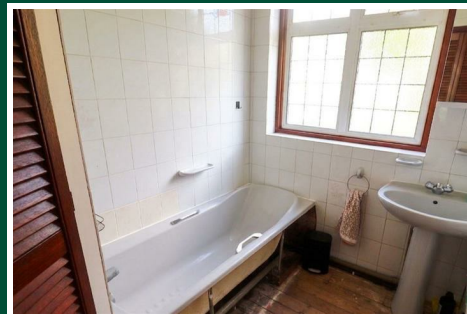
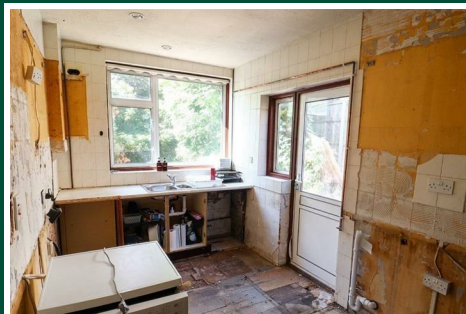
Elm Grove, Orpington, Kent, BR6 0AA

£625,000 Freehold



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Property Description

Ideally located in this much sought-after tree-lined avenue, just a short walk from the mainline station, the High Street, and incredibly popular schools, is this character three bedroom semi-detached house. The property offers tremendous potential, and offers a blank canvass for buyers wishing to create their own family home. It is worth noting that planning permission has been granted to substantially extend the property, and convert the loft to create a 4 bedroom, 3 bathroom residence (LBB references: 26/01318/HPA, 25/05581/LDC, and 25/05582/HPA). Complimented by a secluded rear garden which measures approximately 80'0", there is a detached garage to the side, and own driveway with parking. Requiring complete modernisation, the property is offered "chain-free". For those looking for a complete refurbishment project, viewing is highly recommended.

Entrance Porch

Door to front.

Entrance Hall

Hardwood door with stained glass and leaded light inserts, and matching windows to front and side. Stairs to first floor with cupboard under. Single panel radiator. Coving to ceiling.

Lounge

13'0" x 12'4" (3.96m x 3.76m)

Double glazed bay window to front with stained glass and leaded light inserts. Double panel radiator. Coving to ceiling. Feature brick fireplace

Dining Room

13'10" x 11'1" (4.22m x 3.38m)

Brick fireplace. Coving to ceiling. Shelving to one recess with cupboard under. Single panel radiator. Opening to:-

Conservatory

12'0" x 9'5" (3.66m x 2.87m)

Double glazed windows and door to garden.

Kitchen

15'6" x 7'4" (4.72m x 2.24m)

In need of refurbishment. Wall mounted gas fired central heating boiler. Double glazed window overlooking the rear garden, and further double glazed windows and door to side. Work top with inset stainless steel sink unit.

First Floor Landing

Access to loft. Coving to ceiling. Double glazed leaded light effect window to the side.

Bedroom 1

14'0" x 10'10" (4.27m x 3.30m)

Double glazed bay window to front with stained glass and leaded light effect inserts. Single panel radiator.

Bedroom 2

12'5" x 11'3" (3.78m x 3.43m)

Double glazed window overlooking the rear garden, and with single panel radiator beneath.

Bedroom 3

9'1" x 7'11" (2.77m x 2.41m)

Double glazed window overlooking the rear garden, and with single panel radiator beneath.

Bathroom

In need of refurbishment. Bath with separate shower unit over. Pedestal wash hand basin. Airing cupboard housing hot water cylinder. Heated towel rail. Fully tiled walls. Frosted double glazed leaded light and stained glass effect window to the front.

Separate WC

Low level WC. Partly tiled walls. Frosted double glazed window to the side.

Rear Garden

approaching 80'0" (approaching 24.38m)

In need of cultivation. Terrace immediately behind the property. Lawn. Trees and overgrown borders. Outside water tap.

Front Garden

Own driveway. Lawn. Borders and hedge screening from the road.

Garage

Up and over door to the front. Window and personal door to the side.

Agent's Note

Please note, these photos have been AI generated, simply to show a clear view of the rooms, without excess furniture and possessions, and have not been adapted in any other way.

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

Council Tax Band: "E"

EPC Rating: "E"

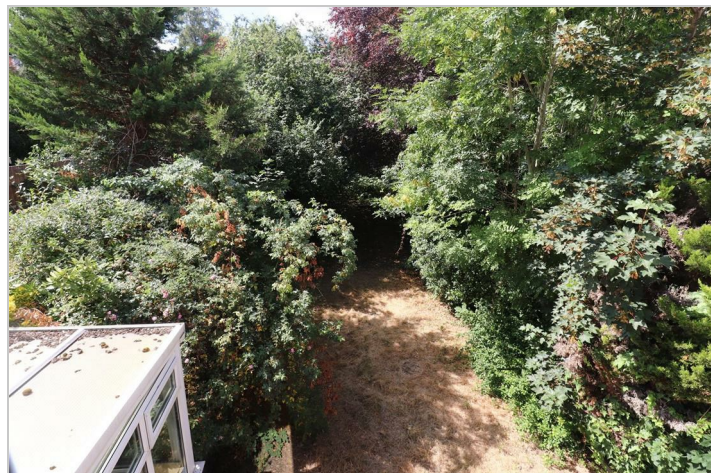
Total Square Meters: Approximately 115

Total Square Feet: Approximately 1243

Room dimensions: As per floorplan

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





Floor Plan



TOTAL FLOOR AREA: 1243 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

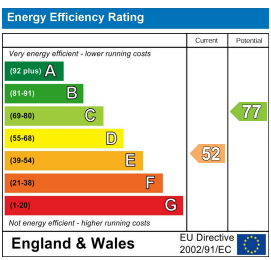
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Viewing

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.