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# Perry Hall Road, Orpington, Kent, BR6 0HS

Offers In Excess Of
£400,000 Freehold

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# Perry Hall Road, Orpington, Kent, BR6 0HS

## Offers In Excess Of £400,000 Freehold





### Property Description
This extended and recently decorated two-bedroom end of terrace house offers generous living space and modern comfort throughout. Ideal for first-time buyers and young families, the property combines style, convenience, and is located close to the Ofsted outstanding Perry Hall School.

The accommodation comprises two double bedrooms, a modern kitchen and family bathroom, and a bright, welcoming living area that provides a comfortable space for everyday living and entertaining. Outside, the property benefits from a private rear garden.

Situated just a short distance from Parkland Orpington High Street, and the mainline train station which provides fast and frequent services into London, this home offers the best of suburban living with all amenities close at hand.

Offered Chain free, early viewing is recommended.

### Entrance Hall
UPVC door with double glazing, window to side.

### Living Room
22'32 x 11'17 (6.71m x 3.35m)
Front and SPE beneath, dado rail, coving to ceiling, picture rail. Additional double panel radiator, laminate flooring, stairs to first floor, cupboard under and a double glazed bay window.

### Kitchen
15'71 x 11'02 (4.57m x 3.40m)
A lovely large bright kitchen, range of wall and base united with colour contrasting worktops. Partly tiled walls. One steel sink and drawer unit. Wall mounted gas fired boiler, space for 8 burners, double range cooker with extractor hood above. Space and plumbing for washing machine and dishwasher. Coved ceiling, shelving unit, 2 roof lights. Double glazed window and French doors to the garden.

### Cloakroom
White low level WC, double glazed frosted rear window, partly tiled walls, coving to ceiling.

### First Floor Landing

### Bedroom 1
15'61 x 12'16 (4.57m x 3.66m)
Two double glazed windows to side and rear, built in wardrobe, double panel radiator, coving to ceiling.

### Bedroom 2
13'87 x 10'65 (3.96m x 3.05m)
Two double glazed windows to front, double panel radiator.

### Family Bathroom
Fitted with a modern white suite compromising WC, vanity hand wash basin with cupboards under, and a panel bath with shower unit over. Fully tiled walls, double panel radiator, downlighting, extractor, double glazed frosted window to side, coving to ceiling.

### Rear Garden
Patio, lawn, double gates at rear boundary, timber shed, door to garden.

### Front Grden
Block paved path with wood chipping border.

### 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: "C"
EPC Rating: "E"
Total Square Meters: Approximately 84
Total Square Feet: Approximately 904.16

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

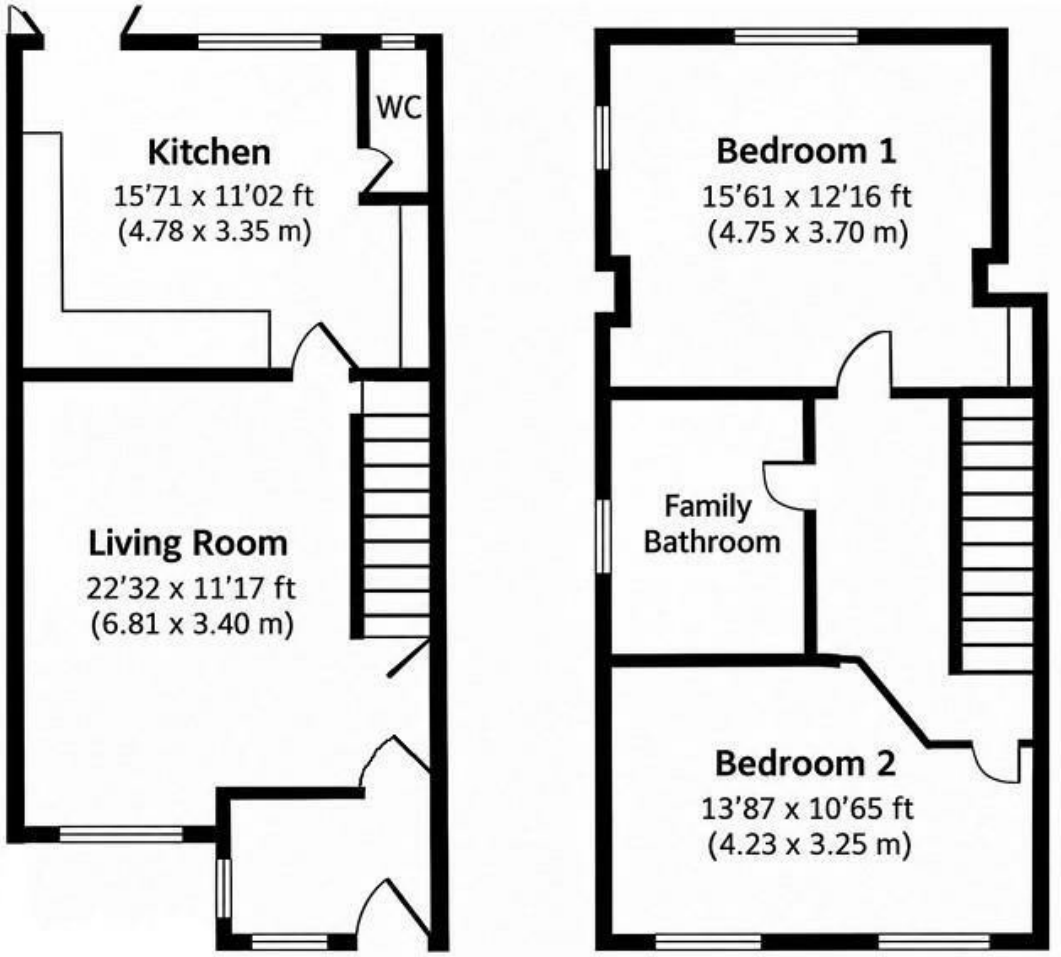








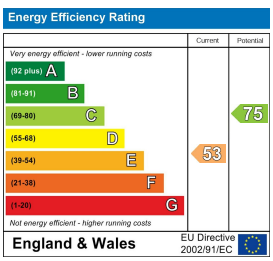
## Floor Plan




## 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




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.

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