



Lancing Road, Orpington, BR6 0QU

£700,000 Freehold

A fantastic opportunity to acquire this 1930s three-bedroom detached family home, positioned on a sought-after residential road just moments from Orpington High Street, fast London train links, and an excellent selection of shops, restaurants, cinema and The Walnuts Leisure Centre. The ground floor offers a generous through 29'5 x 12'4 lounge/diner, fitted kitchen with appliances and ground floor cloakroom. Upstairs features three well sized bedrooms, family bathroom and separate WC. Additional highlights include gas central heating, double glazing, a large private rear garden, garage and off-street parking. Properties of this type and location are rarely available – early viewing is strongly advised.

ENTRANCE HALL 14'8 x 6'1 (4.47m x 1.85m)



Hardwood front door with opaque glazed insert and window with opaque window to side. Stairs up, radiator and under stair cupboard.

LOUNGE 14'5" x 12'4" (into bay) (4.4 x 3.78 (into bay))



Double glazed lead light bay window to front, two arched stained glass windows to side, radiator and gas coal effect feature fireplace with wooden mantel and stone hearth.

DINING ROOM 13'10" x 11'1" (4.24 x 3.4)



Double glazed sliding doors to rear and radiator.

FITTED KITCHEN 12'1" x 7'5" (3.69 x 2.27)



Double glazed window to rear, window and personal door to side. Range of modern wall and base units with work surfaces over and local tiling, FRANKE sink with mixer tap and drainer, integrated NEFF four ring induction hob with NEFF double oven below and extractor hood over. Space and plumbing for washing machine and space for fridge freezer.

CLOAKROOM

Low level WC, wall mounted vanity wash hand basin, extractor fan, local tiling and wood effect vinyl flooring.

LANDING 10'1 x 7'9 (3.07m x 2.36m)

Opaque double glazed window to side and loft access hatch.

BEDROOM ONE 15'1" x 12'5" (into bay) (4.61 x 3.8 (into bay))



Double glazed leadlight bay window to front and radiator.

BEDROOM TWO 13'11" x 10'9" (4.26 x 3.28)



Double glazed window to rear, coving and radiator. Two sets of fitted wardrobes.

BEDROOM THREE 9'0" x 7'10" (2.76 x 2.4)



Double glazed window to rear, radiator and built in double wardrobe..

FAMILY BATHROOM 7'1 x 6'1 (2.16m x 1.85m)



Opaque double glazed window to front, radiator, fully tiled walls and wood effect vinyl flooring. Panel bath with wall mounted thermostatic shower mixer tap over, pedestal wash hand basin with mono bloc mixer tap, extractor fan and airing cupboard.

SEPARATE WC

Opaque double glazed window to side, low level WC and wood effect vinyl flooring.

REAR GARDEN 75' x 31' (22.86m x 9.45m)



Patio area leads to laid lawn with mature tree and shrub borders. Wooden storage shed to rear.

GARAGE

Garage to side of house with up and over door to front and personal door to rear.

FRONTAGE



Driveway providing off street parking with laid lawn area to side.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 93sqm (Approx. 1001sqft)

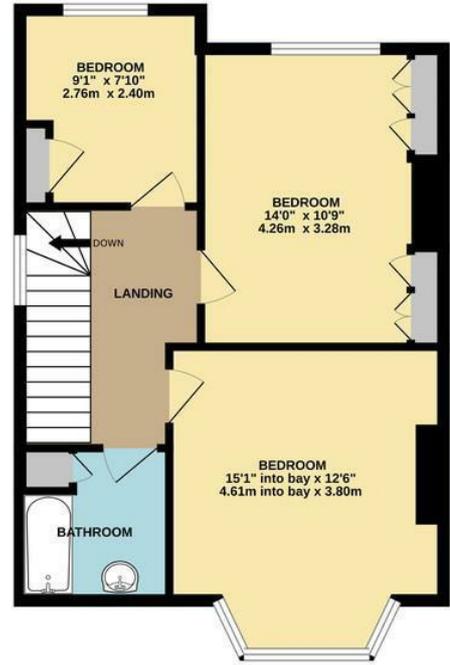
COUNCIL TAX BAND 'F'

Floor Plan

GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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