



21 Quilter Road

, Orpington, BR5 4PD

£370,000



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Description

A 3 bedroom terraced property offered CHAIN FREE and situated close to local amenities that include shops, schools and public transport. Internally the accommodation is of a good size and features an 18 x 10 kitchen/dining room and a separate lounge on the ground floor. On the first floor are 3 bedrooms and a white bathroom suite and a staircase which leads to a loft area which is currently used as a study/occasional room (not building regulations compliant). The property benefits from gas central heating and double glazing and we understand the consumer unit was replaced in 2024. Condition wise it's a little tired but this has been reflected in the asking price. Outside the rear garden measures approximately 90ft and there is off street parking to front.

All services/appliances have not and will not be tested

Entrance Hall

tiled floor , Dado rail , 2 built in under stair cupboards.

Lounge

13,1 x 11,11 (3.96m,0.30m x 3.35m,3.35m)

Double glazed window to front, radiator, dado rail, 2 wall light points.

Kitchen/Dining room

18'3 x 10' (5.56m x 3.05m)

2 double glazed doors to the rear, 2 double glazed windows to rear, 1 1/2 bowl sink unit inset to the work surface, a range of matching wall and base units, wall mounted gas fired central heating boiler inset to a wall unit, gas hob inset to the work surface

with built in oven under and cooker hood over, plumbed for automatic washing machine, space for a fridge, tiled splashback, tiled floor, radiator,

1st Floor Landing

Built in airing cupboard with a lagged hot water tank with an immersion heater, laminate flooring, dado rail.

Bedroom1

13'2 x 10'9 (4.01m x 3.28m)

Double glazed window to front, Range of built in wardrobes and over bed cupboards, laminate flooring, dado rail, radiator.

Bedroom 2

12'1 x 10'1 (3.68m x 3.07m)

2 double glazed windows to the rear, radiator, laminate flooring, coved ceiling

Bedroom 3

9'1 x 7'7 (2.77m x 2.31m)

Double glazed window to the front, radiator, laminate flooring, coved ceiling

Bathroom

2 opaque windows to the rear, white suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin, low level W.C., heated towel rail, laminate flooring, tiled walls

Spacious Landing

Second loft area

10'5 x 9'5 (3.18m x 2.87m)

Velux window to the rear, eaves storage area.

Front Drive

Offering hard standing for 2 cars

Rear Garden

90' (approximately) (27.43m (approximately))

Partly laid to lawn, with two patio areas, side access, brick built shed, a large wooden L shaped shed

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: "D"

EPC Rating: "D"

Total Square Meters: Approx. 117 m2

Total Square Feet: Approx. 1,259

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

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



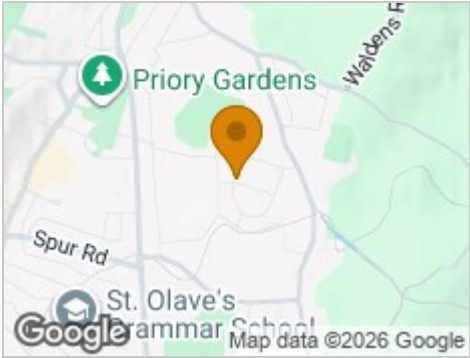
Road Map



Hybrid Map



Terrain Map



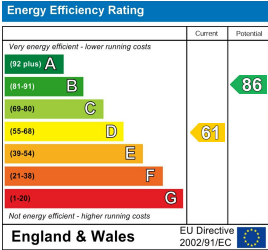
Floor Plan



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



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