



Oregon Square, Orpington, Kent, BR6 8BE

Asking Price £525,000 Freehold



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Property Description

A particularly spacious semi-detached bungalow situated in this highly popular tree-lined crescent. Within the last six years the property has undergone a comprehensive programme of modernisation including a new boiler and many new radiators, new double glazing and conservatory, rewiring, new kitchen and shower room, redecoration and new floor coverings. Attractively presented, the accommodation includes two double bedrooms, a good sized lounge which opens onto the aforementioned conservatory which takes in views of the garden, a contemporary style refitted shower room, and kitchen with room for breakfasting table. The gardens are paved for ease of maintenance, and there is a detached garage building and own driveway. This home is conveniently placed for amenities, and is offered to the market with no onward chain. Viewing comes highly recommended by the Vendors' sole agents.

Porch

Entrance door to side. Parquet flooring. Glazed door leading to:-

Entrance Hall

Cloaks cupboard housing meters. Hatch access to the loft area (via retractable ladder. We understand the loft is majority boarded, housing the gas fired central heating boiler, and with lighting) . Double panel radiator.

Lounge

With partly glazed door returning to the Entrance Hall. Opening to the kitchen, and with windows and door leading to the Conservatory. Two double panel radiators. Wall light points. Coving to ceiling.

Conservatory

A handsome addition to the property, constructed approximately 18 months ago. With double glazed

windows to two sides, door to garden, and with pitched glazed roof. Double panel radiator. Wall light points.

Kitchen

Attractively refitted with a contemporary style range of wall, base and drawer units with woodgrain effect worktops. Inset stainless steel one and a half bowl sink unit with mixer tap over. Partly tiled walls. Space for kitchen table. Double panel radiator. Space and point for slot in gas cooker, with fitted extractor hood above. Additional space, and plumbing, for washing machine and dishwasher. Space for under-counter fridge/freezer. Double glazed window overlooking the rear garden.

Bedroom 1

Double glazed window to front, and with single panel radiator beneath. Coving to ceiling. Range of drawer units and wardrobes, with additional cupboards above.

Bedroom 2

Double glazed window to front, and with single panel radiator beneath. Coving to ceiling. Storage alcove.

Shower Room

Again, attractively refitted, and with a white contemporary style suite comprising: fully tiled double shower cubicle, and inset WC with concealed cistern and adjacent vanity wash hand basin, with storage beneath. Two double glazed obscure windows to the side. Extractor fan. Partly tiled walls. Ladder style radiator.

Front Garden

Crazy paved with borders. Own driveway. Timber single gate providing access to the garage and rear garden.

Rear Garden

approximately 45'0" (approximately 13.72m)
A courtyard style crazy paved garden. Raised plant, shrub and hedge borders. Greenhouse. Outside water tap.

Detached Garage Building

Currently used for storage, Electric remote controlled roller shutter door to front. power and lighting. Personal door to side, and window to rear.

Agent's Notes:-

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: Approximately 80.9

Total Square Feet: Approximately 871

Room Dimensions - As displayed on the floorplan.

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

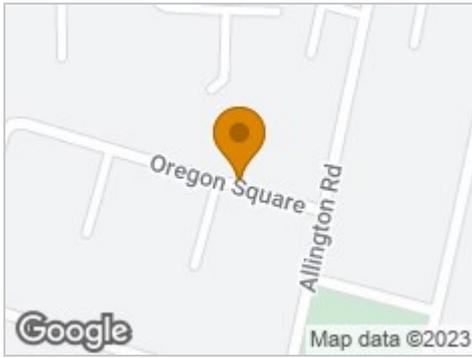
Directions

From our offices adjacent to Tesco in Orpington, proceed to the War Memorial. Take the fourth exit and continue

back up Station Road, up the hill, under the railway bridge and passing Orpington Station on your right hand side. Now in Crofton Road, continue to the brow of the hill and shortly afterwards turn right in to Andover Road. At the junction (with the green in front of you), turn left into Allington Road. As Oregon Square is a crescent, there are two entrances to the road. We would suggest taking the second turning on your left hand side. This property will then be found after a very short distance on your right hand side of the road.



Road Map



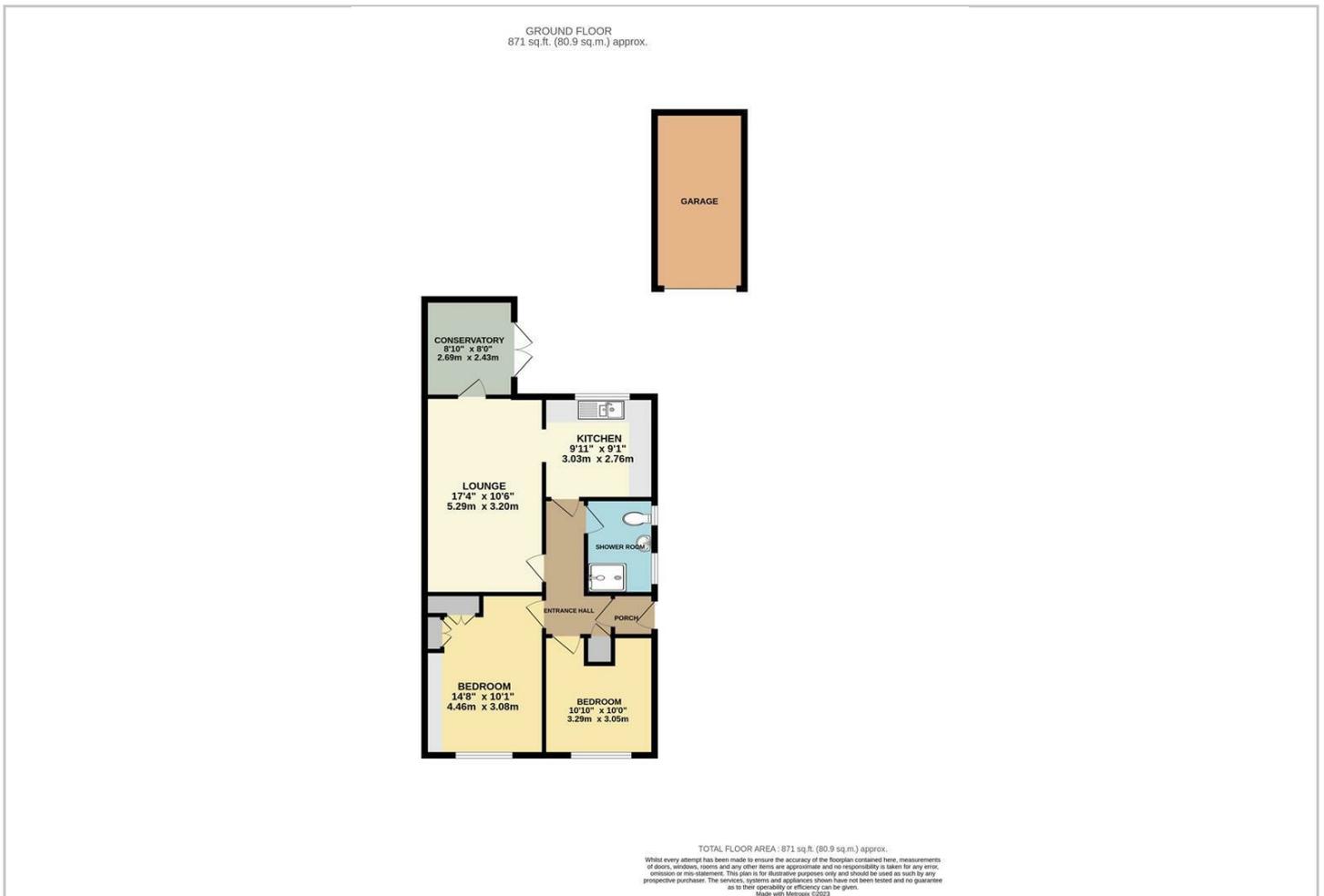
Hybrid Map



Terrain Map



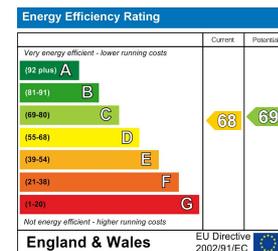
Floor Plan



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



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.