



Porthallow Close, Orpington, Kent, BR6 9XU

Offers Over £475,000 Freehold





# Porthallow Close, Orpington, Kent, BR6 9XU

## Offers Over £475,000 Freehold



### Description

Located on the sought-after maples Development close to the highly regarded Warren Road Primary School, on the favoured south side of Orpington, viewing is highly recommended on this two bedroom end of terraced house. Orpington Mainline Station with its fast and frequent service to London, as well as other very popular schools including St Olaves Grammar School, bus routes, local shops, as well as Orpington High Street, are all easily accessible. Unlike many similar homes in the cul-de-sac, this property benefits from parking for three cars. Accommodation includes a reception room with decorative fireplace which opens onto a conservatory. Also downstairs is the kitchen, and a downstairs cloakroom. Upstairs are two double bedrooms (the master bedroom benefits from an en-suite shower room), and a family bathroom. The rear garden backs approximately south.

### Hallway

Entrance door to front. Laminate flooring. Deep built-in cupboard.

### Cloakroom

Fitted with a suite comprising: low level WC, and pedestal wash hand basin with tiled splashback. Single panel radiator. Extractor fan.

### Reception Room

Staircase leading to the first floor with recess beneath. Two panel radiators. Laminate flooring. Attractive decorative fireplace. Double glazed French doors leading to:-

### Conservatory

Double glazed windows, and door leading onto the rear garden.

### Kitchen

Opening directly from the hallway. Fitted with a range of wall, base and drawer units with colour coordinated marble effect worktops and inset stainless steel one and a half bowl sink unit. Partly tiled walls with decorative border. Integrated four burner gas hob with extractor fan above, and electric oven under. Dishwasher. Space for upright fridge/freezer. Space and plumbing for washing machine. Downlighting. Double glazed window to the front. Cupboard housing wall mounted gas fired central heating boiler.

### First Floor Landing

Access to the loft space.

### Bedroom 1

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Airing cupboard housing immersion hot water cylinder. Door leading to:-

### En-Suite Shower Room

Fitted with a suite comprising:- low level WC; inset vanity wash hand basin within surround, and with cupboard below; and recessed shower cubicle. Double glazed obscure window to the side. Extractor fan. Downlighting. Partly tiled walls.

### Bedroom 2

Double glazed window to the front, and with double panel radiator beneath.

### Family Bathroom

Fitted with a white suite comprising:- panel bath with shower attachment; low level WC; and inset vanity wash hand basin within surround, and with cupboard below. Partly tiled walls with decorative border. Downlighting. Extractor fan. Double glazed obscure window to the side. Single panel radiator.

Tel: 01689 821904

### To Front

There is off road parking for upto three cars. To the side of the front door there is an outside refuse/storage cupboard.

### To Rear

The rear garden backs approximately south. To the side of the conservatory, there is a square slab terrace. The remainder of the garden is laid to lawn. Trees. Gated pedestrian side access.

### 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: "C"

Total Square Meters: 77.2 approx.

Total Square Feet: 831 approx.

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](mailto:orpington@edmund.co.uk)





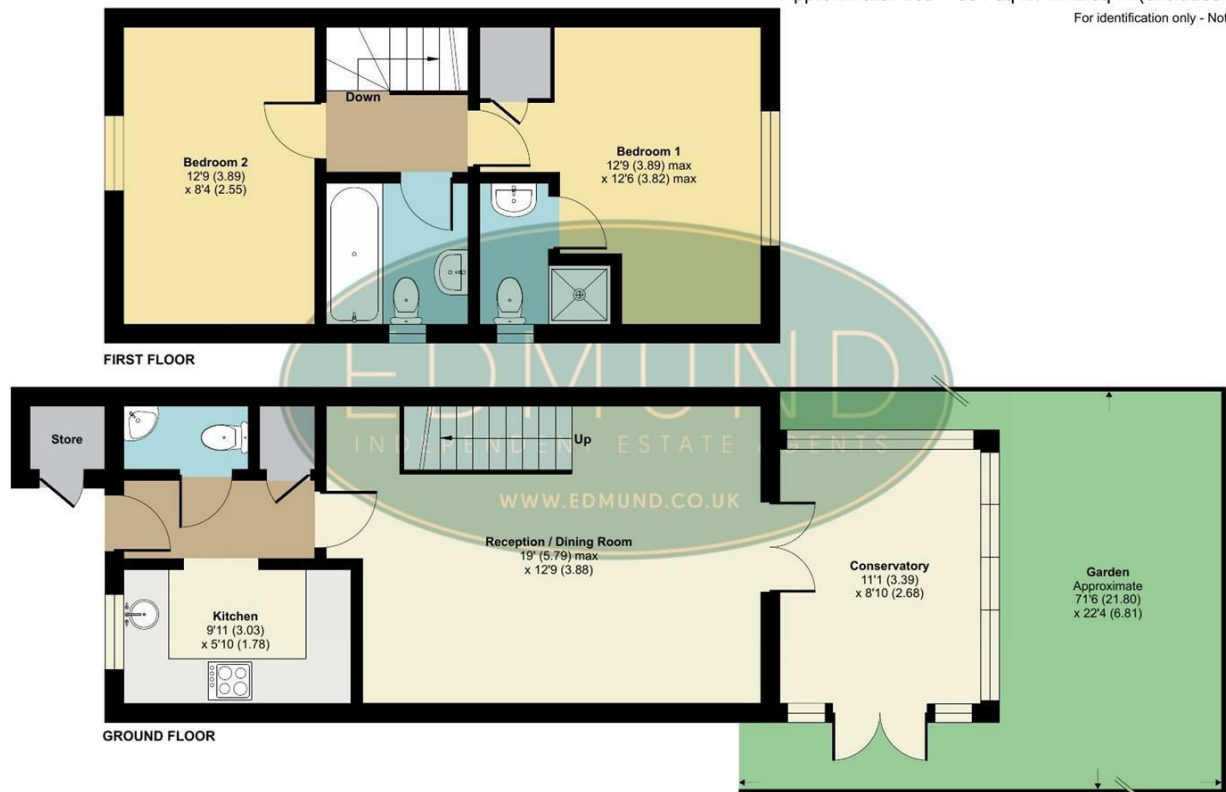


## Floor Plan

### Porthallow Close, Orpington, BR6

Approximate Area = 831 sq ft / 77.2 sq m (excludes store)

For identification only - Not to scale

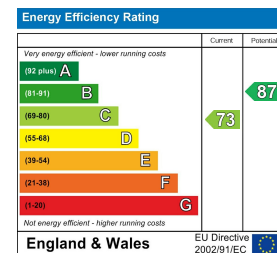


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Edmund Estate Agents. REF: 1250766

## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto: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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