



Lodge Crescent, Orpington, Kent, BR6 0QG

Guide Price £500,000 - £525,000

Freehold



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Property Description

Guide Price: £500,000 - £525,000. An attractive bay fronted semi-detached family home, located in this popular residential area, just a short walk from Orpington High Street with it's selection of shops, leisure and fitness facilities, coffee shops, bars, restaurants, and the Odeon cinema complex. Good local schools are also close by, as is Orpington Mainline Station with it's fast and frequent commuter service to London, and bus routes. The Priory Gardens parkland is also nearby. The property is well presented and features a good sized through reception room - with a lounge and a separate dining area - which overlooks the attractive rear garden. Also downstairs, is the modern kitchen with built-in appliances. Upstairs, there are three spacious bedrooms, and a refitted bathroom suite. The aforementioned rear garden approaches 100'0" in length, and includes a terraced area ideal for relaxing or entertaining, and a lawn with borders. From the front garden, there is a garage approached via a shared driveway. In addition to all of this, being offered to the market with the added benefit of no onward chain, internal viewing comes most highly recommended.

Porch

With double glazed door to front, and adjacent double glazed windows. 'Georgian' style hardwood entrance door, with adjacent double glazed 'Flemish' glass window, leading to:-

Hallway

Double glazed 'Flemish' glass window to the side. Staircase leading to the first floor landing, and with cupboard beneath. Coving to ceiling. Single panel radiator. Meter cupboard by the front door.

Through Reception Room

Currently in two distinct sections - Lounge Area and Dining Area.

Double glazed bay window to the front, with single panel radiator beneath. Attractive marble effect fire surround with fitted fire. Coving to ceiling. Additional single panel radiator. Double glazed sliding patio doors leading onto the rear garden.

Kitchen

Attractively fitted with a selection of modern 'Shaker' style wall, base and drawer units, together with woodblock effect worktops. Inset colour coordinated one and a half bowl sink unit, with mixer tap over. Complimentary tiling to walls. Cupboard concealing wall mounted "Worcester Bosch" gas fired central heating boiler. Double glazed window, set within bay, overlooking the rear garden. Double glazed door to the side. Space and plumbing for freestanding washing machine. Integrated AEG ceramic hob, with contemporary style extractor hood over, and with separate unit housing electric oven and grill. Built-in under-counter fridge. Built-in under-counter freezer.

First Floor Landing

Double glazed 'Flemish' glass window to the side, on the half landing. Access to the loft space. Coving to ceiling.

Bedroom 1

Double glazed bay window to the front, with single panel radiator beneath. Coving to ceiling. Fitted with a range of deep wardrobes to one wall, together with chest of drawers unit.

Bedroom 2

Double glazed window with views over the rear garden, and with single panel radiator beneath. Coving to ceiling. Built-in airing cupboard housing hot water cylinder.

Bedroom 3

Double glazed bay window to the front. Double panel radiator. Coving to ceiling.

Bathroom

Being a good size, and attractively fitted with a white modern suite comprising:- deep 'tub' bath with tiled side panel, shower attachment, plus separate shower unit over bath; inset oval vanity wash hand basin within colour co-ordinated marble effect surround, with cupboard under; and adjacent WC with concealed cistern. Double glazed frosted window to the rear. Ladder style radiator. Coving to ceiling. Fully tiled walls with decorative 'mosaic' effect border.

Front Garden

Laid to lawn with plant and shrub borders. There is a shared driveway, which leads to:-

Garage

With 'Georgian' style double doors to front. Windows to the side, together with a personal door onto the rear garden.

Rear Garden

97'3" x 23'3" approximately (29.64m x 7.09m approximately)

An attractive garden. Immediately behind the house, there is a terraced area, and then with steps up to the lawn. With plant, shrub and hedge borders. Tree. Greenhouse. Timber garden shed. Outside water tap. Gated pedestrian access to the side.

Agent's 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: Approximately 78.3 (excluding garage)

Total Square Feet: Approximately 843 (excluding garage)

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 by telephoning 01689 821904, or via email orpington@edmund.co.uk





Floor Plan

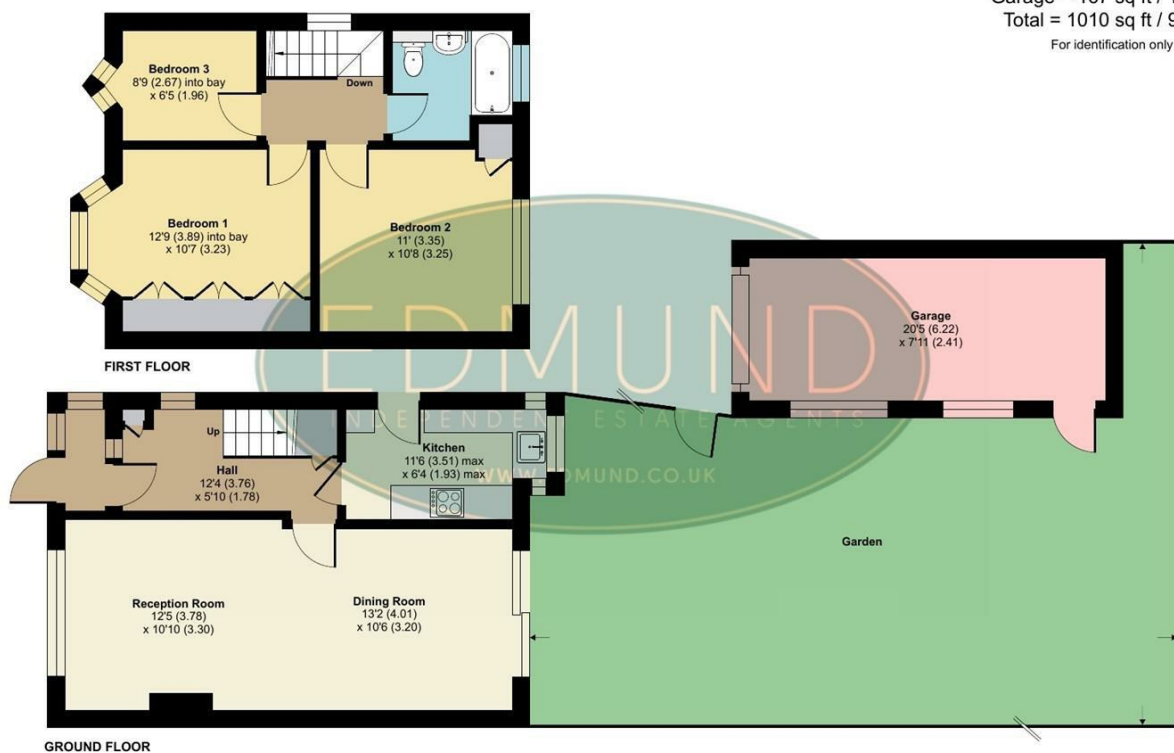
Lodge Crescent, Orpington, BR6

Approximate Area = 843 sq ft / 78.3 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1010 sq ft / 93.8 sq m

For identification only - Not to scale

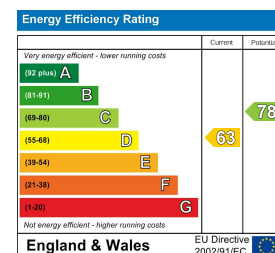


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Edmund Estate Agents. REF: 1385905

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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