



Tubbenden Lane, Orpington

£ 475,000



- Enivle Tubbenden Lane
- Close to Orpington Station and local amenities
- Catchment area for Darrick Wood and other schools

- Double glazing and gas fired central heating
- Ample off street parking and attached garage
- Three bedrooms, bathroom and separate WC

Positioned in a very enviable and popular Tubbenden Lane, we are pleased to present this semi-detached three bedroom home. Conveniently situated within walking distance of Orpington Train station and shopping and leisure facilities and within the catchment area for Darrick Wood, and other local schools. The property comprises of a welcoming entrance hall, 15ft lounge opening to the fitted kitchen/breakfast room and conservatory. To the first floor there is three bedrooms, family bathroom and separate WC. There is a peaceful secluded rear garden, ample off street parking and an attached garage. Further benefits include double glazing, gas fired central heating and also is offered with no forward chain!!! This one is clearly going to attract a lot of attention, call us now to book your essential viewing!

**Entrance**

Entrance porch with double glazed door to front and two double glazed windows to side, radiator, carpet. Door to:

**Lounge** 15'0" x 12'0" (4.57m x 3.66m)

Double glazed window to front. Feature fire place with gas flame living fire, radiator, lino flooring tiles. Archway leading to:

**Kitchen/ Breakfast room** 18'7" x 9'11" (5.66m x 3.02m)

Double glazed window to side. Range of matching wood effect wall and base units with complimentary work surfaces over, stainless steel sink and drainer, range cooker with extractor over. Space and plumbing for washing machine, integrated dishwasher, two fridges and one freezer. Door to:

**Conservatory** 14'10" x 12'7" (4.52m x 3.84m)

Double glazed window to rear and double glazed French doors opening to rear garden. Air conditioning system also with heat switch over, door to side, laminate flooring.

**Landing**

Double glazed window to side, access to loft, airing cupboard housing 'Worcester' condensing boiler for central heating and hot water, carpet.

**Bedroom One** 13'0" x 10'0" (3.96m x 3.05m)

Double glazed window to rear. A range of fitted wardrobes to include drawers hanging and storage, built in bedside tables, radiator, carpet.

**Bedroom Two** 12'6" x 10'5" (3.81m x 3.17m)

Double glazed window to front. Radiator and carpet.

**Bedroom Three** 9'6" x 8'0" (2.90m x 2.44m)

Double glazed window to front. Radiator and carpet.

**Bathroom**

Double glazed window to rear. A white bathroom suite comprising of panelled bath with power shower over, pedestal wash hand basin, towel rail and fully tiled walls with border design.

**Separate WC**

Double glazed frosted window to side. Low level flush WC, tiled walls.

**Front Garden**

Crazy paved driveway providing parking.

**Garage** 16'2" x 8'5" (4.93m x 2.57m)

Via up and over door. Power and lighting.

**Rear Garden**

Decked area, steps down to further decked area, two garden sheds and large Koi fish pond.



**Energy Performance Certificate**

