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4 Repton Road, Orpington

£ 545,000







Three bedroom extended semi - detached family

home

- Sought after road!
- > Catchment areas for schools
- Short walk from Orpington Train Station and local amenities

- Downstairs cloakroom, family bathroom and en suite
- Useful loft room and study/ potential fourth bedroom
- Front and rear gardens
- > Off street parking for a number of cars

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. A Wonderful family home located in one of Orpingtons most sought after locations. This three bedroom extended semi – detached house is ideally situated for school catchments and just a short walk away from Orpington Station and High Street, this truly is a great location to live.

As soon as you work through the porch you're greeted into the entrance hall leading to a 26ft lounge/diner with doors leading to 19ft kitchen/ breakfast room, downstairs cloakroom which will also host your utility needs. First floor boasts three bedrooms, master with en-suite, a study/potential fourth bedroom and a family bathroom, as well as a useful loft room. To the outside you have a rear garden which is patio and laid to lawn. To the front are a few shrubs for decoration and a paved area for off street parking. Further benefits gas central heating and double glazing.

Don't miss out on the opportunity to purchase your ideal family home. Call us now!!

Entrance Via wooden door into porch. Double glazed window to side, Two under stairs cupboards, carpet, radiator,

Lounge/Diner 26'0" x 12'5" (7.92m x 3.78m) Double glazed bay window to front, feature fireplace, two radiators, carpet. Double doors to:

Kitchen/ Breakfast Room 19'2" x 14'10" (5.84m x 4.52m) Double glazed patio doors to rear garden and double glazed window to rear. A range of matching wall and base units with work surfaces over, stainless steel sink unit inset, oven and hob with extractor over. Space for fridge/freezer, space and plumbing for dishwasher. Part tiled walls, laminate flooring, gas fired boiler for central heating.

Utility/ Cloakroom 8'0" x 6'11" (2.44m x 2.11m) Double glazed frosted window to side, low level WC, plumbing for washing machine, space for tumble dryer, stainless steel sink unit and mixer tap with cupboard below, radiator.

Landing Double glazed window to side, stairs to loft room, carpet.

Bedroom One 13' 0" x 11' 3" (3.96m x 3.43m) Double glazed window to front. Carpet and radiator. Door to:

En Suite Bathroom Double glazed frosted window to front. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled walls and heated towel rail.

Bedroom Two 14' 10" x 9' 3" (4.52m x 2.82m) Double glazed window to rear, radiator, carpet.

Bedroom Three 14' 10" x 9' 5" (4.52m x 2.87m) Double glazed window to rear, radiator, carpet.

Study/ Changing Room 9' 6" x 9' 6" (2.90m x 2.90m) Double glazed window to side(onto landing), radiator and carpet.

Family Bathroom Double glazed frosted window to side. Three piece suite comprising low level WC, pedestal hand wash basin and panelled bath with shower over, tiled walls.

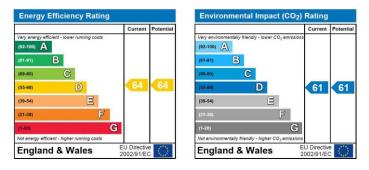
Loft Room Three velux windows. Eaves cupboards

Front Garden Lawn and shrubs

Off Street Parking Block paved for a number of cars

Rear Garden Patio, lawned and garden shed. Side access

Energy Performance Certificate



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