



Repton Road, Orpington

£ 475,000



- Extended family home
- Walking distance to Chelsfield Station and local amenities
- Three bedrooms and family bathroom
- Fitted kitchen and utility area
- 23ft Extended dining room with archway to Lounge
- Gas fired central heating
- Rewired and new double glazing
- Off Street Parking

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.

Xpertagents are please to bring to the market this delightful, well maintained three bedroom house situated only a short walk from Chelsfield Station, and a selection of shops near by on Windsor Drive. This exceptional spacious family home has been extended to offer just that little bit of extra space with the property comprising fitted kitchen, lounge, dining room, study/storage room and utility to the ground floor, and three bedrooms and a new luxury bathroom suite with bath and shower cubicle to the first. Further benefits include rewiring, new double glazing, gas fired central heating, sunny aspect rear garden and ample off street parking. We would recommend your internal inspection of this home to appreciate what is really on offer. Call us on to make an appointment today!

Entrance Hall

via double glazed door. Double glazed window to side. Radiator and laminate floor. Door to:

Study/ Storage Room 7'6" x 6'0" (2.29m x 1.83m)

Built in cupboard, carpet.

Lounge 13'3" x 12'6" (4.04m x 3.81m)

Double glazed window to front. Radiator and laminate floor. Archway to:

Dining Room 23'0" x 9'6" (7.01m x 2.90m)

Double glazed window over looking rear garden. Double glazed French doors to garden. Two radiators and laminate floor.

Kitchen 10'8" x 10'3" (3.25m x 3.12m)

Double glazed window over looking rear garden. A range of matching wall and base unites with work surfaces over and stainless steel single drainer sink unit inset. Double range gas cooker with extractor fans. Plumbed for automatic dishwasher. Door to:

Utility

Double glazed window to rear. Glazed door to garden. Plumbed for automatic washing machine. Gas fired boiler for central heating. Cupboard under stairs.

Landing

Double glazed window to side. Access to boarded loft with ladder, storage cupboard and carpet.

Bedroom One 13'7" x 11'8" (4.14m x 3.56m)

Double glazed window to front. Feature wardrobes along one wall. Radiator, coved ceiling and carpet.

Bedroom Two 11'8" x 9'9" (3.56m x 2.97m)

Double glazed window to rear. Radiator and carpet.

Bedroom Three 12'2" x 8'0" (3.71m x 2.44m)

Double glazed window to front. Radiator and carpet.

Family Bathroom

Two double glazed frosted windows to rear. Four piece white suite comprising panelled bath with shower attachment, separate shower cubicle, low flush WC and vanity wash hand basin. Heated towel rail.

Front Garden

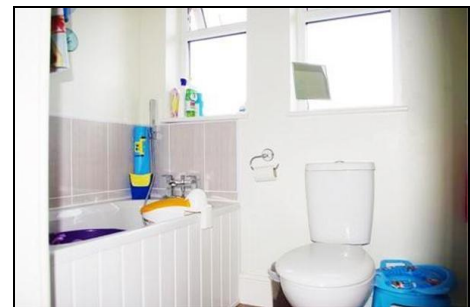
Lawned to front.

Rear Garden

Sunny aspect. Approx. 50ft. Lawned area, flower beds, two brick sheds, wooden shed, covered bun area and side access.

Off Street Parking

Off Street Parking for numerous cars.



Energy Performance Certificate

