



Total area: approx. 119.8 sq. metres (1289.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tile Farm Road | Orpington | BR6

Guide Price £625,000 - £650,000

- 
 Attractive detached family home
- 
 Most sought after location
- 
 3 excellent sized bedrooms
- 
 Through lounge/diner
- 
 Further reception room
- 
 Kitchen
- 
 Bathroom and Sep WC
- 
 Guest cloakroom



A DETACHED FAMILY HOME SITUATED IN AN ENVIABLE LOCATION. Situated in a most popular and convenient location, being within catchment area of well-considered schools such as Tubbenden Lane, Darrick Wood and a short walk to Newstead Girls School. Orpington Station with its fast and frequent commuter service into London and the High Street are within easy walking distance too. The property offers very well proportioned and spacious rooms on both floors. The ground floor provides a through lounge, a separate dining room, a kitchen and a guest cloakroom. The first-floor accommodation is equally impressive with 3 excellent sized bedrooms, a bathroom and a separate WC. The carport come garage is enormous with potential for extensions and furthermore there is also further possibilities for extensions and reconfiguration subject to planning consents. The property is double glazed and centrally heated however it requires remodelling to fulfil its full potential and the competitive price is reflective of this. Offered with the benefit of NO ONWARD CHAIN, we recommend your earliest attention.

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Tile Farm Road, Orpington, BR6



Entrance hall

Cloakroom

Frosted glazed window to the front, low level WC, wall mounted wash hand basin.

Through lounge

23'11" x 10'5" (7.30m x 3.18m)

Double glazed bay window to front, double glazed patio doors to the rear garden, serving hatch to the kitchen, fitted carpets and radiators.

Dining room

8'10" x 8'5" (2.68m x 2.57m)

Double glazed window to the side, fitted carpets and radiator. leading to the kitchen.

Kitchen

8'9" x 8'0" (2.66m x 2.45m)

Double glazed window to the rear and double glazed door to the side, sink unit with cupboard under, a range of wall and base units., working surfaces.

Landing

Double glazed window to front, access to insulated loft and fitted carpets. fitted storage cupboards.

Bedroom 1

10'6" x 9'8" (3.19m x 2.95m)

Double glazed bay window to the front, deep built-in wardrobes, fitted carpets and radiator.

Bedroom 2

11'2" x 10'10" (3.41m x 3.31m)

Double glazed window to the rear, built in wardrobes, fitted carpets and radiator.

Bedroom 3

8'10" x 8'2" (2.69m x 2.50m)

Double glazed window to the rear, storage cupboards, fitted carpets and radiator.

Bathroom

Double glazed frosted window to the side, tiled walls, panelled bath with electric shower over, and wash hand basin, radiator.

Separate WC

Double glazed frosted window to the side, low level WC.

Double tandem garage & storage

38'7" x 8'2" (11.75m x 2.50m)

Deep carport come garage with inspection pit, doors and windows to the garden.

Rear Garden

Completely secluded, well designed and stocked with a patio area, traditional lawn, flower beds and borders, mature plants and shrubs.

Driveway & front garden

Private driveway and an attractive front garden with a lawn, flower beds and borders.

