

## Orpington

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## Offices also at:

**Bromley South/Park Langley**  
**T:** 020 8464 3030

**Green St Green**  
**T:** 01689 850136

**Petts Wood**  
**T:** 01689 819991



**11 Padstow Close, Orpington, Kent, BR6 9XL**

**£425,000**

**This very well presented two bedroom end of terraced house forms part of the highly sought-after Maples Development on the South side of Orpington. It is well placed for popular schools including Warren Road Primary School. Orpington High Street with its array of shops, leisure facilities, bars and eateries is close by, as are both Orpington and Chelsfield railway stations. Complimented by a secluded garden backing approximately west, accommodation includes a lounge opening directly onto a conservatory, modern kitchen, as well as two double bedrooms (one with en-suite), and family bathroom. There are two parking spaces to the front. Viewing comes highly recommended.**

- Very well presented
- Lounge opens onto conservatory
- Modern kitchen
- Two double bedrooms
- En-suite shower room
- Modern bathroom
- Rear garden backs approx. west
- Two parking spaces
- Sought-after location
- Close to all amenities

#### **HALLWAY**

UPVc entrance door to front. Laminate flooring. Single panel radiator. Staircase leading to the first floor landing. Coving to ceiling.

#### **CLOAKROOM**

Fitted with a white suite comprising:- low level WC, and corner wall mounted wash hand basin, with tiled splashback. Double glazed obscure window to front. Ceramic tiled flooring. Single panel radiator.

#### **LOUNGE**

15' 6" max x 12' 7" max (4.72m x 3.84m) With feature marble effect fireplace. Understairs cupboard. Double glazed window overlooking the rear garden. Laminate flooring. Single panel radiator. Coving to ceiling. Opening Directly onto:-

#### **CONSERVATORY**

9' 9" x 8' 7" (2.97m x 2.62m) Part brick and UPVc construction with domed roof. Double glazed windows to two sides, and with Double glazed French doors leading onto the rear garden. Single panel radiator. Laminate flooring.

#### **KITCHEN**

11' 6" x 8' 3" (3.51m x 2.51m) Fitted with a modern range of wall, base and drawer units with colour coordinated worktops. Inset one and a half bowl stainless steel sink and drainer unit. Integrated four ring gas hob, with electric oven under, and stainless steel extractor hood above. Space for upright fridge/freezer, and also for dishwasher and washing machine (together with plumbing). Double glazed bay window to front. Partly tiled "mosaic effect" walls. Ceramic tiled flooring. Downlighting and under cabinet lighting. Double panel radiator.

#### **FIRST FLOOR LANDING**

With access to the loft area. Downlighting. Single panel radiator.

#### **BEDROOM 1**

12' 2" max x 11' 10" max (3.71m x 3.61m) With two double glazed windows to front. Single panel radiator. Built-in double doored wardrobe. Built-in airing cupboard. Door to:-

#### **EN-SUITE SHOWER ROOM**

Fitted with a white suite comprising: corner fully tiled shower cubicle, low level WC, and contemporary style vanity wash hand basin with cabinet below. Extractor fan. Double glazed obscure window to front. Ceramic tiled flooring. High level heated towel rail. Partly tiled walls with decorative border.

#### **BEDROOM 2**

12' 8" max x 8' 8" max (3.86m x 2.64m) Double glazed window overlooking the rear garden. Single panel radiator.

#### **BATHROOM**

Fitted with a white suite comprising:- panel bath with shower screen and shower over, low level WC, and pedestal wash hand basin. Extractor fan. Partly tiled walls with decorative border. Single panel radiator. Ceramic tiled flooring. Double glazed obscure window to rear.

#### **OUTSIDE TO FRONT**

Allocated parking for two vehicles

#### **OUTSIDE TO REAR**

Backing approximately West. A pretty, secluded rear garden. There is a patio immediately behind the property, then steps down to a area of lawn. Gated pedestrian side access. Timber garden shed.

### AGENT'S NOTE:-

The following information is provided as a guide, and should be verified by a purchaser prior to an exchange of contracts.

Council Tax Band: "D"

EPC Rating: "D"

Total Square Metres: 71.9

Total Square Feet: 774

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

### Directions

From our Orpington office proceed along Sevenoaks Road towards Green St Green and at the roundabout turn left onto The Maples Development. Take the first turning on the left into Tregony Road and follow the road round to the right. Padstow Close is a turning on your left hand side as you proceed up the hill.





