

Orpington

352 High Street (Next to Tesco)
Orpington
Kent BR6 0NQ

T: 01689 821904

E: orpington@edmund.co.uk



Offices also at:

Bromley South/Park Langley
T: 020 8464 3030

Green St Green
T: 01689 850136

Petts Wood
T: 01689 819991



80 Friar Road, Orpington, Kent, BR5 2BP

OIRO £325,000

A DETACHED bungalow which is situated in an established residential road within easy access of local amenities and public transport. The accommodation comprises two double bedrooms, lounge, dining room and kitchen. In addition there is a utility room and sun lounge. Benefits include gas central (we have been advised that the condensing boiler was installed approximately 2 years ago) and some double glazing although it would be fair to say the property needs significant updating. With potential to extend STPP the rear garden extends approximately 60ft.

- Detached bungalow
- 2 Double bedrooms
- No chain
- Potential to extend STPP
- Dining room
- Kitchen
- 60ft garden
- Close to local amenities
- Lounge
-

ENTRANCE

LOUNGE

11' 6" x 10' 6" (3.51m x 3.2m) Patio door to front, wood floor, beamed ceiling

DINING ROOM

12' 9" x 12' 6" (3.89m x 3.81m) Patio door to rear, gas fire with surround, 3 radiators.

INNER HALLWAY

Cloaks cupboard, radiator, access to loft

BEDROOM ONE

13' 0" x 11' 6" (3.96m x 3.51m) Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO

11' 0" x 8' 9" (3.35m x 2.67m) Double glazed opaque window to side, range fitted wardrobes.

SHOWER ROOM

Low level WC, shower cubicle, wash hand basin, double glazed window to side.

KITCHEN

14' 9" x 7' 9" (4.5m x 2.36m) Range of wall and base units with double inset sink with mixer taps, built in gas hob, door to side

UTILITY ROOM

Plumbing for washing machine.

SUN LOUNGE

8' 3" x 6' 3" (2.51m x 1.91m) Double glazed door to rear, window to rear and side

GARDEN

Approximately 60ft.. Needs attention

AGENTS NOTE

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

Council Tax Band: "D"

EPC Rating: "D"

Total Square Metres: 69

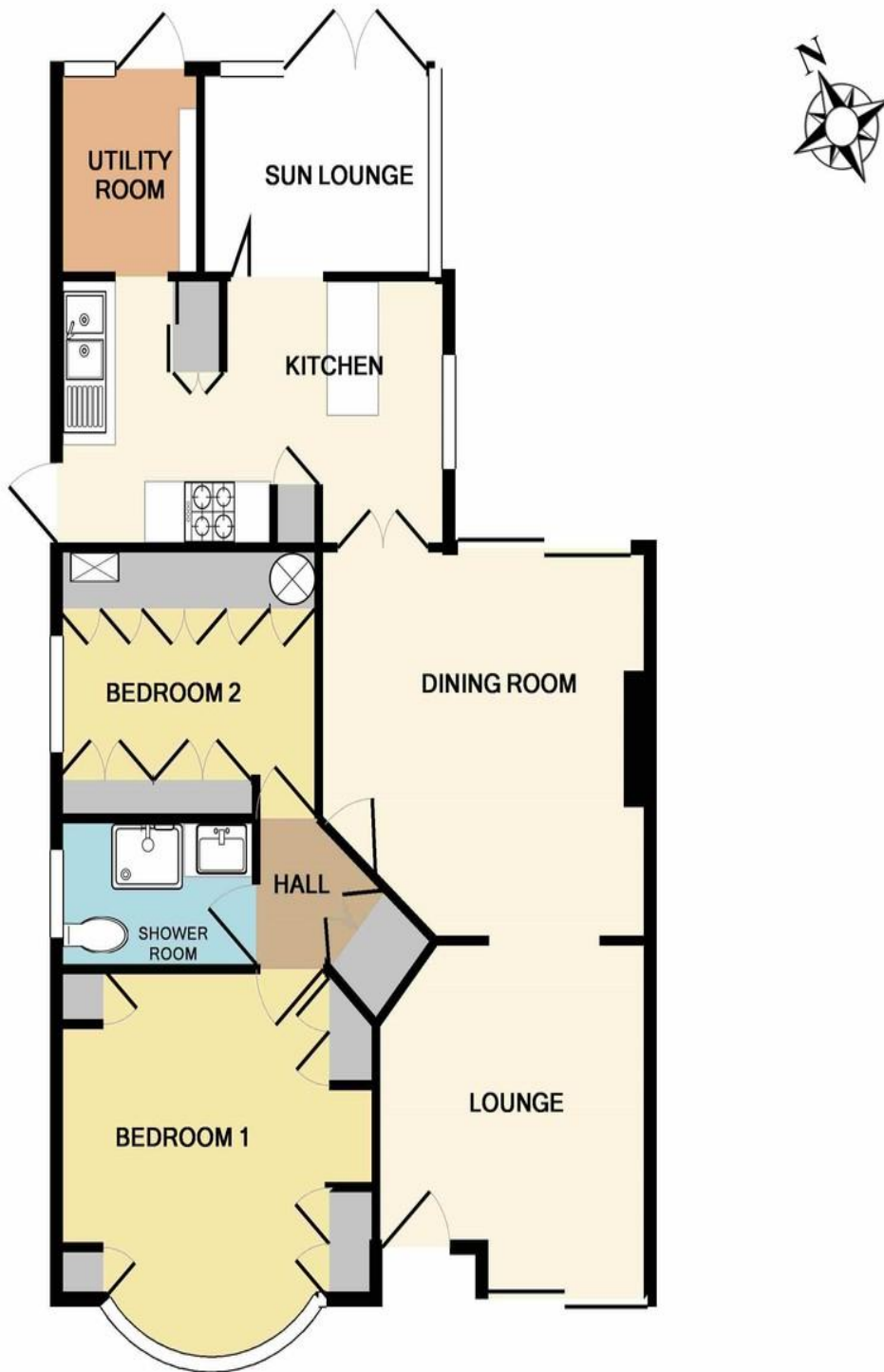
Total Square Feet: 742.71

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email 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 St Mary Cray Station, Furzehill Square, Orpington BR5, UK Head west on Furzehill Square toward Lynmouth Rise, Turn right onto Lynmouth Rise, turn left onto Lynton Ave, Turn right at the 1st cross street onto Cray Valley Rd, Turn left onto Sidmouth Rd, Continue onto Austin Rd and turn right into Friar Road



80 FRIAR ROAD BR5 2BP - EDMUND ESTATE AGENTS - ORPINGTON - TEL. 01689 821904
TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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