



Situated in Orpington close to shops, schools and transport links. Hazell Holland welcome this lovely three bedroom semi detached family home to market with extension potential. Your earliest internal viewing is a must to fully appreciate all that this home has to offer.

£475,000





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### Front Garden

Laid to lawn.

### Entrance Hall

double glazed opaque leaded light entrance door. Double glazed window to front. Laminate wood floor. Radiator. Understairs storage cupboard.

### Lounge

26'2 x 11'9 (7.98m x 3.58m )

Double glazed window to front. Double glazed french doors leading to conservatory. Laminate wood / carpet flooring. Coved ceiling. Dado rail. Two double radiators. Electric wall fire.

### Conservatory

18'5 x 9'7 (5.61m x 2.92m)

Two Double glazed opaque window to side. Double glazed window to rear. Double glazed french doors to garden. Laminate wood floor. Double radiator.

### Kitchen

16'2 x 9'1 (4.93m x 2.77m )

Double glazed opaque window to side. Double glazed window to rear. Part glazed door leading to side garden. Laminate wood floor. Double radiator. Wall mounted boiler. One half single drainer sink unit with mixer tap. Range of wall and base units with built-in oven five burner hob and extractor fan. Plumbing for machine washing.

### Separate w.c.

Opaque window to side. Partly tiled walls. Tiled floor. Low level w.c.

### Landing

Double glazed window to side. Carpet. Built-in storage cupboard. Access to loft with power and light and pulled down ladder.

### Bedroom One

15'5 x 12'7 x12'1 (4.70m x 3.84m x3.68m )

Two double glazed window to rear. Carpet. Double radiator.

### Bedroom Two

14'5 x 9'9 (4.39m x 2.97m )

Double glazed window to front. Carpet. Radiator.

### Bedroom Three

11'10 x 10'9 x 8 into recess (3.61m x 3.28m x 2.44m innto recess )

Double glazed window to front. Carpet. Radiator.

### Bathroom

10'9 x 5'9 (3.28m x 1.75m)

Double glazed opaque window to side. Laminate wood floor. Partly tiled walls. Chrome heated towel rail. Shower cubicle. Low level w.c. Panel bath. Vanity hand wash basin.

### Rear Garden

55' x 30' (16.76m x 9.14m )

Paved area. Paved patio area to side. Steps leading to laid to lawn garden. Flower beds. Shed. (3.15m x 3.05m) 10'4 x 10' Wooden Gazebo . Outside tap.

### Car port

14'5 x 10' (4.39m x 3.05m )

Up and over door

### Parking

Parking via driveway for 2/3 vehicles

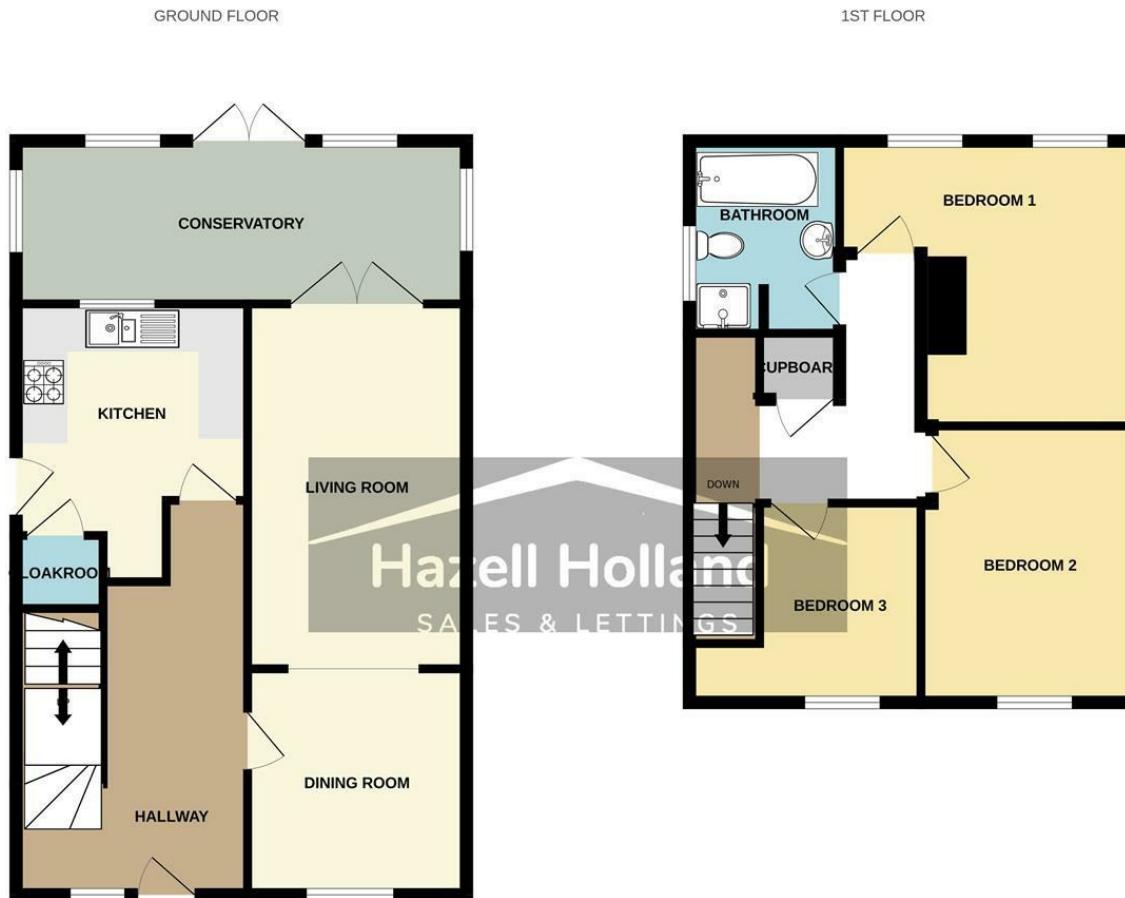


Hazell Holland offer this charming area of Blythe Hill, Orpington, this delightful three-bedroom semi detached house offers a perfect blend of comfort and convenience. Built in 1950, the property spans an impressive 1,216 square feet, providing ample space for family living.

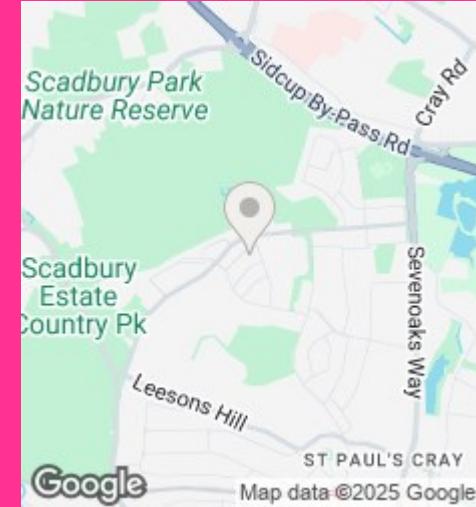
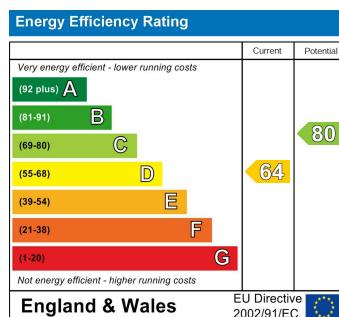
As you enter, you are welcomed by a spacious 26' lounge, conservatory, an ideal spot for relaxation or entertaining guests. The well-appointed kitchen features a modern oven with a five-hob burner and an extractor fan, making it a joy for any home cook. The property also includes a separate w.c. and a family bathroom, ensuring practicality for everyday living.

The easy-to-maintain garden is a standout feature, complete with a charming wooden gazebo, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the property boasts a carport and its own drive, providing convenient off-street parking.

Situated close to all main shops and delightful coffee shops, as well as being in proximity to reputable schools, this home is perfectly positioned for families seeking a vibrant community. This lovely family home is not just a property; it is a place where memories can be made. Don't miss the opportunity to make it your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 identification purposes only and should not 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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