



Telscombe Close, Orpington, Kent, BR6 9RQ

Freehold

£600,000

Offered to the market with no onward chain, this post war detached bungalow is located on the favoured south side of Orpington, just off the popular Tubbenden Lane in a pleasant, quiet cul-de-sac. Whilst now requiring some up-dating, the current layout of accommodation includes a 24' lounge which overlooks the rear garden, kitchen, bathroom, and two very good sized double bedrooms. The rear garden measures some 70'0 and faces approximately south. There is tremendous potential for the property to be extended (subject to planning permission). To the side of the bungalow, there is a garage with own driveway and parking. Local buses run along Tubbenden Lane and serve a number of destinations including Orpington Mainline Station, and High Street (which are both also accessible by foot). A selection of highly regarded schools including Tubbenden, Newstead Wood and St Olaves is also close by.

Property Features

- Offered with no chain
- Located in a quiet cul-de-sac
- Large rooms
- South facing garden
- 2 large bedrooms
- 24ft lounge
- Garage & own driveway
- Close to amenities
- Potential to extend (STPP)
- Sole agents

Entrance Hall

Fully glazed front door, access to loft, radiator.

Lounge

24' 1" x 12' 6" (7.34m x 3.81m)

Double glazed patio door leading to the rear garden, attractive feature fireplace, radiator, serving hatch through to the kitchen.

Kitchen

14' 10" x 10' 4 max" (4.52m x 3.15m)

Fitted with a range of matching wall and base units with stainless steel sink and drainer unit. Built-in oven and hob with extractor fan above. Space and plumbing for washing machine, double glazed door to side, double glazed window to rear overlooking the garden.

Bedroom 1

18' 1" x 10' 6" (5.51m x 3.2m)

Double glazed windows to front and side, radiator.

Bedroom 2

15' 11" x 10' 4" (4.85m x 3.15m)

Double glazed window to front, radiator.

Bathroom

Fitted with a white suite comprising: panelled bath and pedestal wash hand basin. Double glazed opaque window to side, fully tiled walls.

Separate WC

Low level WC

Front Garden

Private driveway with parking. Area of lawn.

Attached Garage

With up and over door to front.





Rear Garden

Approximately 70' 0" (Approximately 21.34m)
 Approximately south facing. Mainly laid to lawn with mature shrubs and borders.

Agent's Notes-

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

Council Tax Band: "E"

EPC Rating: "E"

Total Square Meters: approx. 74

Total Square Feet: approx. 796



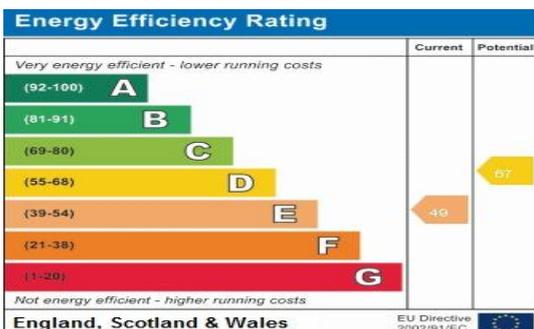
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

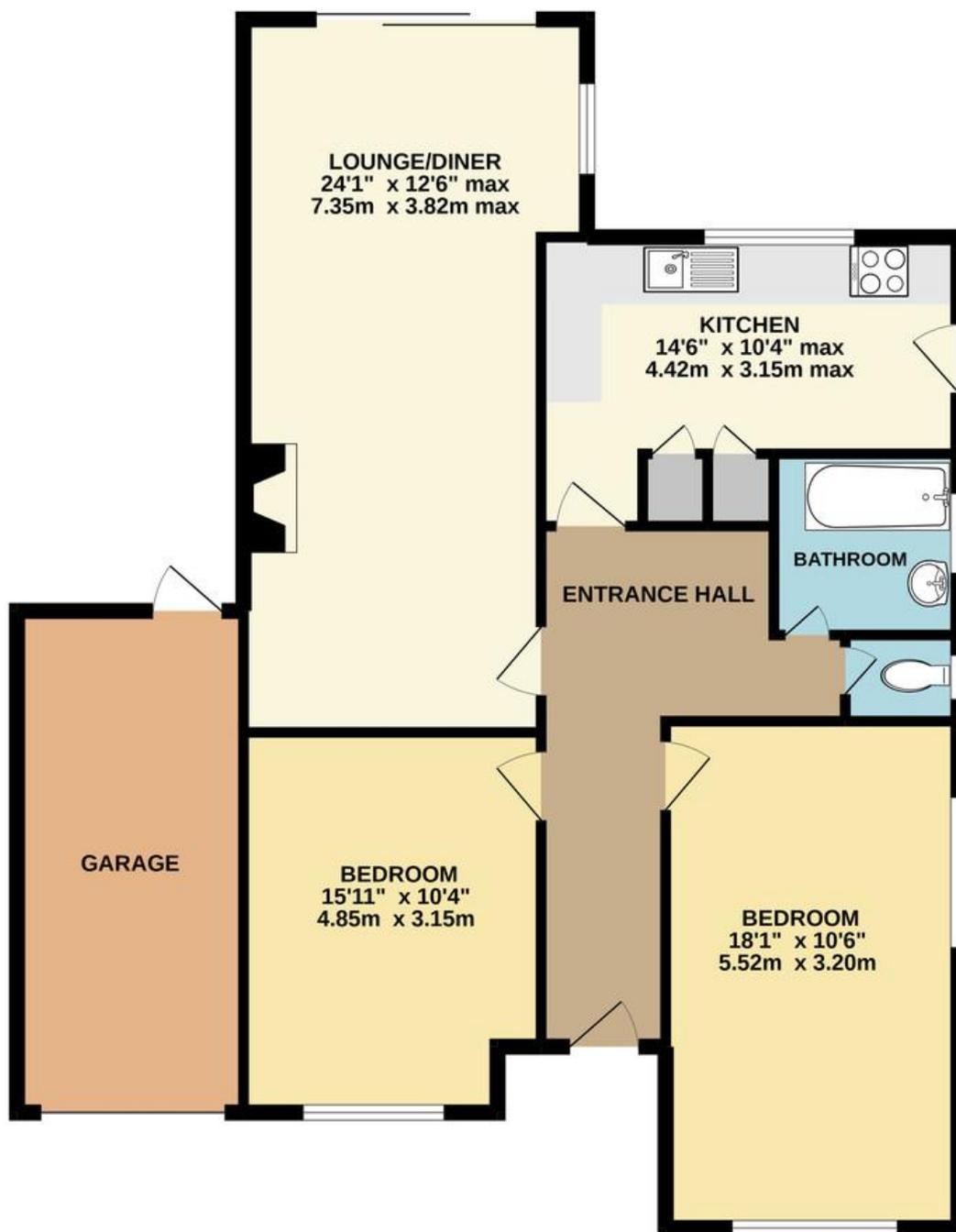


Directions

From our offices adjacent to Tesco in Orpington, continue to the War Memorial roundabout and take the fourth exit proceeding back up along Station Road. Continue up the hill. Take the third left hand turning into Tubbenden Lane (just before the railway bridge and with The Maxwell Pub on the corner). Then take the first right hand turning into Sherlies Avenue which in turn leads into Telscombe Close. This particular property will be found on your left hand side as you continue up the hill.



GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



Local Authority: Bromley London Borough Council

Council Tax Band: Band E

Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.