



Somerden Road | Orpington, Kent, BR5 4HS



3



1



1

Guide Price £450,000 to £475,000

Freehold

**ROBINSON-JACKSON**  
Our service will *move* you



## Somerden Road, Orpington

A three bedroom rear extended semi detached bungalow that is Chain Free. Although in need updating the property offers much potential & scope to extend further to the rear & the loft (STPP).

### Property Features

- Council Tax: E
- EPC Rating: E
- Central Heating
- Double Glazing
- Off Road Parking
- Well Established Rear Garden
- Much Potential
- Popular Location
- Chain Free





## Interior

**Entrance Hall:** Double glazed door to front, radiator and fitted carpet.

**Lounge:** 3.84m x 3.48m (12'7" x 11'5") Feature fireplace and fitted carpet. Large archway leading to:-

**Dining Area:** 3.56m x 3.23m (11'8" x 10'7") Double glazed sliding patio door opening onto the rear garden. Radiator and fitted carpet.

**Kitchen:** 2.84m x 2.2m (9'4" x 7'3") Fitted with a matching range of wall and base units with work surfaces. Space for cooker, fridge and dishwasher. Double glazed window and double glazed door to side.

**Bedroom 1:** 3.76m x 3.53m (12'4" x 11'7") Double glazed bay window to front, radiator and fitted carpet.

**Bedroom 2:** 3.12m x 2.36m (10'3" x 7'9") Double glazed window to front, radiator and fitted carpet.

**Bedroom 3:** 2.92m x 2.67m (9'7" x 8'9") (Accessed from the dining area). Double glazed window to rear, radiator and fitted carpet.

**Shower Room:** Fitted with a walk in shower enclosure, pedestal wash hand basin and wc. Double glazed opaque window to side.

## Exterior

**Rear Garden:** This is a particularly pleasing feature of the property and is well established with a variety of shrubs and trees. Garden pond. Lawn and patio. Side access.

**Off Road Parking:** Hardstanding to the front.

## Ground Floor

Approx. 71.8 sq. metres (773.2 sq. feet)



Total area: approx. 71.8 sq. metres (773.2 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.





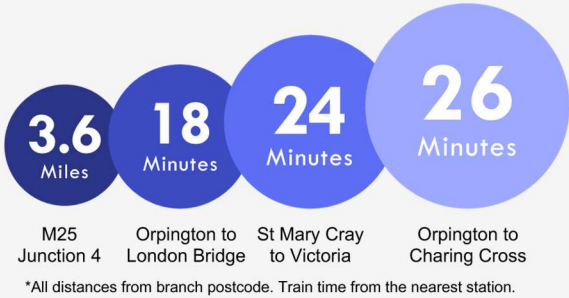
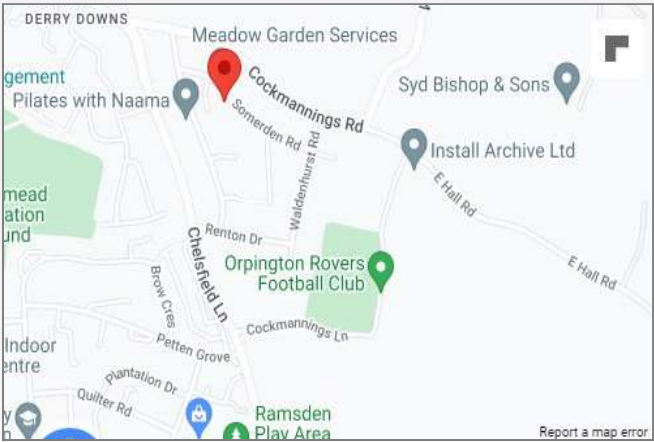


### Additional Information

The property is conveniently situated for a range of local amenities including Nugent Park Shopping Centre, bus routes and local Schools. Orpington and St Mary Cray Stations are also only a short drive.

### Property Location

Somerden Road, Orpington, Kent, BR5 4HS



FOR MORE INFORMATION  
CONTACT US TODAY.

01689 833322  
Robinson Jackson  
292 High Street,  
Orpington,  
Kent BR6 0NF  
orpington@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.