



Aynscombe Angle | Orpington, BR6 0HJ



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£435,000

Freehold

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Aynscombe Angle

Orpington

A unique and charming two/three bedroom end of terrace house that enjoys a lovely setting backing onto Priory Gardens. The property offers much character and benefits include a private driveway.

Property Features

- Central Heating & Double Glazing
- Conservatory & Utility Room
- 17ft Kitchen/Breakfast Room
- Fantastic Location
- Off Road Parking
- Attractive Gardens
- Close To Shops & Mainline Station



Interior

Entrance Hall: Attractive composite door to front.

Lounge: 4.47m x 4m (14'8" x 13'1") Maximum dimensions and including an alcove area. Double glazed bay window to front. Feature fireplace with living flame gas fire. Radiator and solid wood flooring. Open aspect to:-

Dining Room: 3.23m x 3.18m (10'7" x 10'5") Double glazed window to rear. Stairs to first floor, radiator and solid wood flooring.

Kitchen/Breakfast Room: 5.38m x 2.13m (17'8" x 7') Comprehensively fitted with a range of high gloss wall and base units in white with solid wood work surfaces. Range style cooker and extractor canopy. Space for fridge freezer and dishwasher. Double aspect with double glazed window to front and side.

Conservatory: 2.95m x 2.18m (9'8" x 7'2") Double glazed with French doors opening onto the rear garden.

Utility Room: With wall and base units. Sink unit & drainer. Double glazed window to side.

Landing: With fitted carpet and giving access to:-

Bedroom 1: 4m x 3.18m (13'1" x 10'5") Double glazed bay window and window seat to front. Radiator and fitted carpet. Access to:-

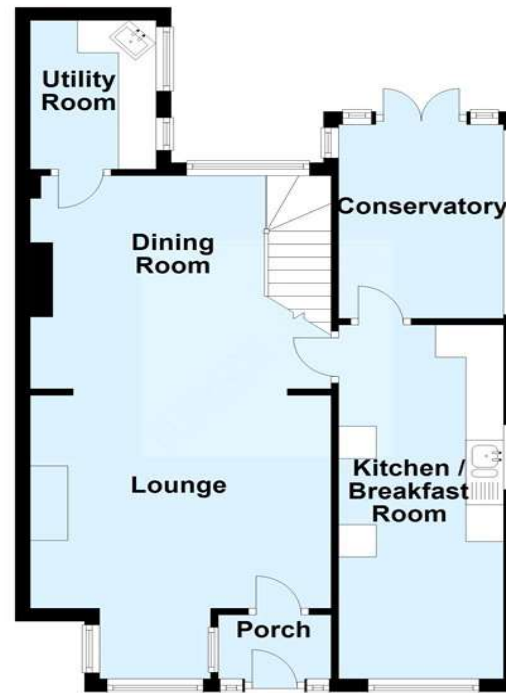
Study/Bedroom 3: 2.62m x 2.24m (8'7" x 7'4") Double aspect with double glazed window to front and side.

Bedroom 2: 3.25m x 2.8m (10'8" x 9'2") Double glazed window to rear, fitted wardrobes, built in cupboard, radiator and fitted carpet.

Shower Room: Fitted with a large walk in shower cubicle, pedestal wash hand basin and wc. Heated towel rail.

Ground Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



Total area: approx. 91.6 sq. metres (986.3 sq. feet)

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

First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)





Exterior

Externally there are gardens to the front, side and the rear that offer low maintenance. The latter of which has an attractive patio area.

Additional Information

Aynscombe Angle is situated in a pleasant road and conveniently located for Orpington High Street, Mainline Station, local bus routes and Priory Gardens.

Property Location

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**FOR MORE INFORMATION
CONTACT US TODAY.**

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