



Waldenhurst Road | Orpington, Kent, BR5 4HN



Guide Price £440,000 to £460,000

Freehold

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## Waldenhurst Road, Orpington

An opportunity to purchase this superb & extended two double bedroom bungalow situated in a popular residential road. The property is well presented & benefits from an approximate 110ft Rear Garden.

### Property Features

- Council Tax: D
- EPC Rating: D
- Well Presented Accommodation
- 20'11 Lounge
- Large Dining Area/Conservatory
- Approx 110ft Rear Garden
- Stunning Four Piece Bathroom Suite
- Attractive Driveway & Garage
- Chain Free



## Interior

**Entrance Hall:** Double glazed opaque door and window to front. Access to loft, radiator and wood laminate flooring.

**Lounge:** 6.4m x 3.35m (21' x 11') (Maximum dimensions). Radiator and fitted carpet. Log burner. Large archway to:-

**Dining Area/Conservatory:** 5.8m x 2.06m (19' x 6'9") Double glazed French doors opening onto the rear garden. Double glazed windows to rear. Two radiators and wood laminate flooring.

**Kitchen:** 3.4m x 2.5m (11'2" x 8'2") Fitted with a matching range of wall and base units with work surfaces. 'Stoves' cooker to remain and extractor fan. Built in fridge, freezer and dishwasher. Stainless steel sink unit & drainer. Attractive tiled flooring.

**Bedroom 1:** 3.58m x 2.87m (11'9" x 9'5") Double glazed window to front, radiator and fitted carpet. Access to:-

**Walk In Wardrobe:** 2.06m x 0.94m (6'9" x 3'1") Radiator and fitted carpet. Lighting.

**Bedroom 2:** 3.63m x 2.92m (11'11" x 9'7") Double glazed window to front, radiator and fitted carpet.

**Bathroom:** Fitted with a modern three piece suite with contrasting chrome fittings comprising a walk in shower cubicle, panelled bath, wash hand basin set in vanity unit and wc. Heated towel rail. Double glazed opaque window to side. Attractive tiled walls and flooring.

**Inner Hall:** Radiator and wood laminate flooring.

**Utility Cupboard:** With space for washing machine.

## Ground Floor

Approx. 85.0 sq. metres (915.0 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 sq. feet)

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





## Exterior

**Rear Garden:** This is a particularly nice feature of the property and is approximately 110 ft in length. Laid to lawn with various shrubs and hedges. Large raised terrace area and gazebo. Outside lighting. Two sheds.

**Garage:** With up and over door. Front & Side Driveway:

**Garage/Store:** Accessed via the shared driveway. Up and over door.

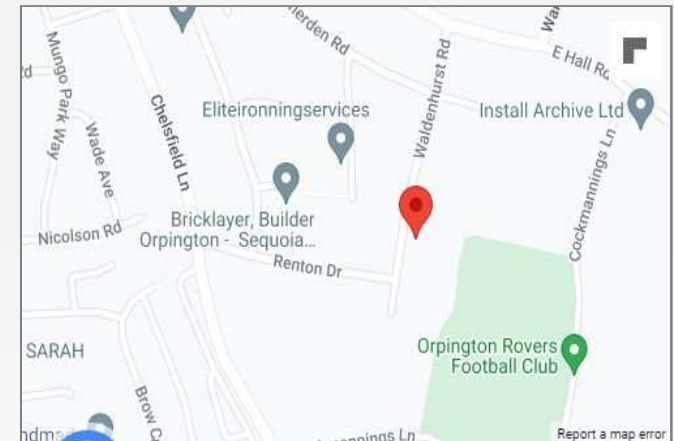
**Power & lighting.** Personal door to rear garden.

## Additional Information

Waldenhurst Road is situated only a short distance away from greenbelt countryside and is conveniently located for bus routes, local schools and various shopping facilities.

## Property Location

Waldenhurst Road, Orpington, Kent, BR5 4HN



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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