



**ROBINSON
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LOCAL OFFICE
01689 833322
FOR SALE

The Ridge | Locksbottom, Kent, BR6 8AP

 3  1  2 £750,000 Freehold

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The Ridge, Locksbottom

An opportunity to purchase this three double bedroom semi detached house situated conveniently for Orpington Station & Darrick Wood School. The property offers approx 1157 square feet of accommodation

Property Features

- Potential To Extend (STPP)
- Ground Floor Cloakroom
- Two Reception Areas
- Beautiful Rear Garden
- Driveway & Garage
- Sought After Location
- Chain Free
- Council Tax: E
- EPC Rating: D



Interior

Entrance Hall: Double glazed composite door to front. Two double glazed leaded light windows to front. Radiator and laminate flooring.

Ground Floor Cloakroom: With wash hand basin and wc. Double glazed opaque window to side.

Lounge: 4.7m x 3.96m (15'5" x 13') Double glazed bay window to front, electric fire, radiator and fitted carpet. Large archway to:-

Dining Room: 3.86m x 3.45m (12'8" x 11'4") Double glazed French doors opening onto the rear garden. Two radiators and fitted carpet.

Kitchen: 3.78m x 2.36m (12'5" x 7'9") Fitted with a matching range of wall and base units with work surfaces. Integrated oven, gas hob and extractor canopy. Built in fridge freezer and dishwasher. Sink unit & drainer. Double glazed window to rear. Double glazed door leading to rear garden.

Landing: Feature stained glass window to side. Fitted carpet.

Bedroom 1: 5m x 3.1m (16'5" x 10'2") Maximum dimensions. Double aspect with two double glazed windows to front and double glazed box bay window to rear. Fitted wardrobes, two radiators and fitted carpet.

Bedroom 2: 4.78m x 2.9m (15'8" x 9'6") Double glazed bay window to front, fitted wardrobes, radiator and fitted carpet.

Bedroom 3: 3.84m x 2.84m (12'7" x 9'4") Double glazed window to rear, fitted wardrobes, radiator and fitted carpet.

Family Bathroom: Fitted with a three piece suite with contrasting chrome fittings comprising a panelled bath with shower attachment & shower screen, pedestal wash hand basin and wc. Heated towel rail. Double glazed opaque window to side and rear.

Ground Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

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





Exterior

Front Garden: Mainly laid to lawn.

Rear Garden: Mainly laid to lawn with well stocked borders.

Driveway: Providing off road parking and leading to:-

Integral Garage: With up and over door.

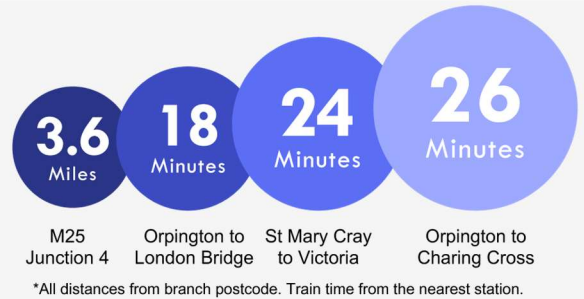
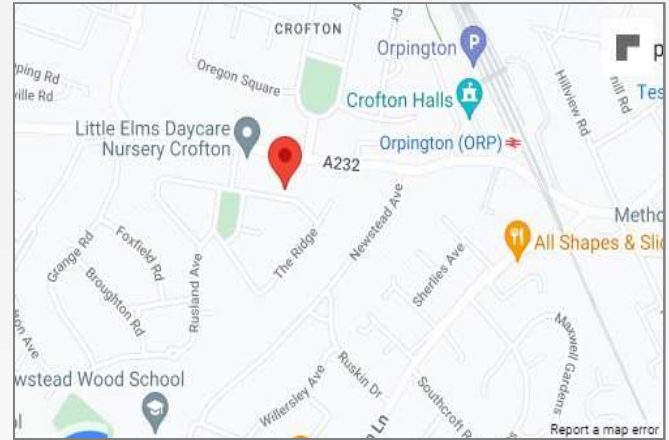
Additional Information

The property offers extensive living accommodation and is ideally located for Locksbottom & Crofton amenities alike, Orpington Station, local bus routes and various quality schools including Darrick Wood & Newstead Wood.

The sale of this property is subject to a deed of probate being granted.

Property Location

The Ridge, Locksbottom, Kent, BR6 8AP



**FOR MORE INFORMATION
CONTACT US TODAY.**

01689 833322

Robinson Jackson
292 High Street,
Orpington,
Kent BR6 0NF

orpington@robinson-jackson.com

