



Tregony Road | South Orpington, Kent, BR6 9XB



£700,000 Freehold

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Tregony Road, South Orpington

A superb four double bedroom, three bathroom link detached house situated on a popular modern development close to Orpington Mainline Station. The accommodation is versatile & set over three floors.

Property Features

- Immaculately Presented
- Ground Floor Shower Room
- Two Ground Floor Bedrooms
- En-Suite To Principal Bedroom
- Popular Maples Development
- Off Road Parking For Three Cars
- Close To St Olaves & Warren Road Schools
- Council Tax: E
- EPC Rating: C



Interior

Entrance Hall: Double glazed composite door to front. Stairs to First floor. Understairs storage cupboard. Radiator and wood laminate flooring.

Living Area/Kitchen: 4.95m x 3.45m (16'3" x 11'4")

Incorporating a kitchen area with a modern range of wall and base units with work surfaces. Integrated oven and electric hob. Space for under counter fridge and washing machine. Double glazed window to rear. Double glazed French doors opening onto the rear garden. Radiator and wood laminate flooring.

Bedroom 3: 3.56m x 3.45m (11'8" x 11'4") (Maximum dimensions).

Double glazed window to front, radiator and fitted carpet.

Bedroom 4/Additional Reception: 5.4m x 2.34m (17'9" x 7'8")

Dual aspect with double glazed window to front & rear. Radiator and fitted carpet.

First Floor Landing: Radiator and fitted carpet.

Lounge: 4.9m x 4.3m (16'1" x 14'1") (Maximum dimensions).

Double glazed French doors to front with Juliette balcony. Double glazed window to front. Feature fireplace with living flame gas fire. Radiator and fitted carpet.

Cloakroom: With wash hand basin and wc.

Kitchen/Diner: 4.9m1mx 3.5m (16'1"3'3"x 11'6") Fitted with a

modern range of wall and base units with work surfaces.

Integrated double oven & gas hob. Space for fridge freezer, washing machine and dishwasher. Radiator and wood laminate flooring.

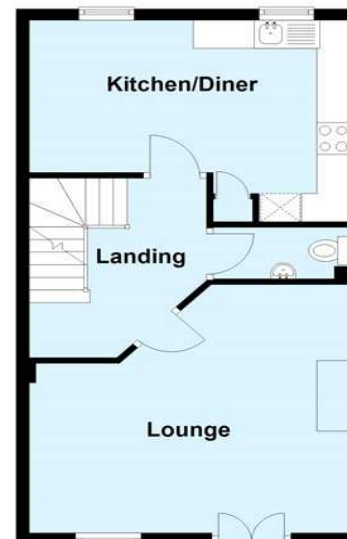
Second Floor Landing: Double glazed window to side, airing cupboard, radiator and fitted carpet.

Principal Bedroom: 5.1m x 2.95m (16'9" x 9'8") Two double

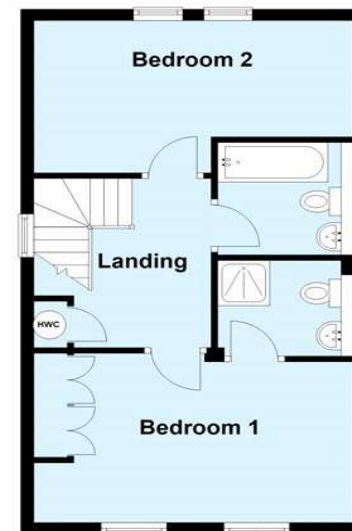
glazed windows to front, fitted wardrobes & chest of drawers, radiator and fitted carpet. Access to:-



First Floor
Approx. 44.4 sq. metres (478.4 sq. feet)



Second Floor
Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 143.4 sq. metres (1543.2 sq. feet)

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

En-Suite Shower Room: Fitted with a walk in shower cubicle, pedestal wash hand basin and wc. Double glazed opaque window to side.

Bedroom 2: Two double glazed windows to rear, fitted wardrobes and chest of drawers, radiator and fitted carpet.

Family Bathroom: Fitted with a three piece suite comprising a panelled bath, pedestal wash hand basin and wc. Radiator. Double glazed opaque window to side.





Property Location

Tregony Road, South Orpington, Kent, BR6 9XB



Exterior

Rear Garden: Laid to lawn with a patio area. Garden shed & Brick Shed with central heating boiler and space for tumble dryer.

Off Road Parking: For three cars.

Additional Information

Tregony Road is situated on the popular south side of Orpington and ideally located for Orpington Hospital, Mainline Station, local bus routes and various quality schools including St Olaves & Warren Road.

FOR MORE INFORMATION CONTACT US TODAY.

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