



4 Repton Road, Orpington

£ 545,000



- Three bedroom extended semi - detached family home
- Sought after road!
- Catchment areas for schools
- Short walk from Orpington Train Station and local amenities

- Downstairs cloakroom, family bathroom and en suite
- Useful loft room and study/ potential fourth bedroom
- Front and rear gardens
- Off street parking for a number of cars

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A Wonderful family home located in one of Orpingtons most sought after locations. This three bedroom extended semi – detached house is ideally situated for school catchments and just a short walk away from Orpington Station and High Street, this truly is a great location to live.

As soon as you work through the porch you're greeted into the entrance hall leading to a 26ft lounge/diner with doors leading to 19ft kitchen/ breakfast room, downstairs cloakroom which will also host your utility needs. First floor boasts three bedrooms, master with en-suite, a study/potential fourth bedroom and a family bathroom, as well as a useful loft room. To the outside you have a rear garden which is patio and laid to lawn. To the front are a few shrubs for decoration and a paved area for off street parking. Further benefits gas central heating and double glazing.

Don't miss out on the opportunity to purchase your ideal family home. Call us now!!

**Entrance** Via wooden door into porch. Double glazed window to side, Two under stairs cupboards, carpet, radiator,

**Lounge/Diner** 26'0" x 12'5" (7.92m x 3.78m) Double glazed bay window to front, feature fireplace, two radiators, carpet. Double doors to:

**Kitchen/ Breakfast Room** 19'2" x 14'10" (5.84m x 4.52m) Double glazed patio doors to rear garden and double glazed window to rear. A range of matching wall and base units with work surfaces over, stainless steel sink unit inset, oven and hob with extractor over. Space for fridge/freezer, space and plumbing for dishwasher. Part tiled walls, laminate flooring, gas fired boiler for central heating.

**Utility/ Cloakroom** 8'0" x 6'11" (2.44m x 2.11m) Double glazed frosted window to side, low level WC, plumbing for washing machine, space for tumble dryer, stainless steel sink unit and mixer tap with cupboard below, radiator.

**Landing** Double glazed window to side, stairs to loft room, carpet.

**Bedroom One** 13' 0" x 11' 3" (3.96m x 3.43m) Double glazed window to front. Carpet and radiator. Door to:

**En Suite Bathroom** Double glazed frosted window to front. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled walls and heated towel rail.

**Bedroom Two** 14' 10" x 9' 3" (4.52m x 2.82m) Double glazed window to rear, radiator, carpet.

**Bedroom Three** 14' 10" x 9' 5" (4.52m x 2.87m) Double glazed window to rear, radiator, carpet.

**Study/ Changing Room** 9' 6" x 9' 6" (2.90m x 2.90m) Double glazed window to side(onto landing), radiator and carpet.

**Family Bathroom** Double glazed frosted window to side. Three piece suite comprising low level WC, pedestal hand wash basin and panelled bath with shower over, tiled walls.

**Loft Room** Three velux windows. Eaves cupboards

**Front Garden** Lawn and shrubs

**Off Street Parking** Block paved for a number of cars

**Rear Garden** Patio, lawned and garden shed. Side access



### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	