



## Orchard Road, Orpington, BR6 7NS

£1,200,000



Edmund are delighted to bring to the market this sizeable detached family home set in an ever popular private road in Pratts Bottom. Offering a peaceful rural setting while also having the advantage of being close to local transport links, shops and village amenities including pub and schools.

The property comprises of a large entrance hall with access to four generously sized reception rooms, down stairs shower room, utility room with toilet and kitchen with access to the double garage.

To the first floor you will find family bathroom and five double bedrooms with access to balcony via the master.

Externally, the front offers a pretty lawned garden with off street parking for multiple cars. To the rear you have a large patio area, ideal for entertaining in the summer months through to a large secluded mature lawned space measuring in excess of 200 foot.

- Detached
- Private road
- Large rear secluded garden
- Walking distance to local pub
- EPC- D
- Rural setting
- Potential to extend (STPP)
- Easy access to local transport links
- Walking distance to local school
- Council- G

