



Melbourne Close, Orpington, Kent, BR6 0BJ

£1,375,000 Freehold



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## Description

Melbourne Close is a pleasant and extremely quiet private cul-de-sac just off Lynwood Grove, within the highly sought-after Knoll area of Orpington. It is within easy walking distance of good local schools, as well as both Orpington and Petts Wood railway stations with a fast and frequent commuter service up to London. Orpington High Street with its vast selection of shops, coffee shops, bars, restaurants, and leisure facilities - including the Odeon cinema complex - is also close by. This fine character residence has been a loving family home to the current sellers for nearly 30 years, and really must be viewed in order to be fully appreciated. The house is very well presented throughout, and in addition, one of its true features must be the very secluded rear garden. Encompassing areas of terrace for outside entertaining, formal gardens with lawn and very well stocked mature borders providing an abundance of colour and natural foliage, plus a very large summerhouse with power, heating and light which offers a variety of uses, including its current use as a large recreation and snooker room. Internally, accommodation includes a lovely bright lounge taking in spectacular views of the aforementioned garden, a separate large dining room, attractively laid out kitchen with interconnecting breakfast room. Also to the ground floor is a large conservatory off the lounge, plus downstairs cloakroom. To the first floor, there are four good sized bedrooms - all with fitted wardrobes, and the master benefitting from an en-suite shower room - plus a most attractive four piece family bathroom. The property is situated at the far end of the cul-de-sac, has an attractively laid out front garden, together with parking for several cars, plus an integral garage.

## Porch

With double glazed windows to three sides, together with double glazed double doors to front.

## Entrance Hall

A welcoming hallway with attractive Amtico flooring, and decorative stained glass and leaded light window and entrance door to front. Staircase leading to the first floor landing with cupboard under. Panel radiator within decorative cabinet. Downlighting. Coving to ceiling. Dado rail.

## Cloakroom

Attractively fitted with a white contemporary style suite comprising:- WC with concealed cistern, and vanity wash hand basin with cupboard under. Matching porcelain flooring and tiled walls. Heated towel rail. Display shelf. Downlighting.

## Lounge

A lovely bright room with double glazed diamond leaded light effect French doors and adjacent matching full height windows onto the rear garden. Feature Portuguese stone fireplace. Double panel radiator. Downlighting. ornate style Coving to ceiling. Matching double glazed diamond leaded light effect French doors leading to:-

## Conservatory

With lovely views over the rear garden from the double glazed windows to three sides. Double glazed sliding patio doors onto the garden. Panel radiator in decorative cabinet. Wall light points.

## Dining Room

Large double glazed diamond leaded light effect bay window to front, and with double panel radiator beneath. Feature marble fireplace and surround with cast iron grate. Dado rail. Coving to ceiling.

## Kitchen

Attractively fitted with a range of wall, base and drawer units with granite worktops, colour co-ordinated upends, and porcelain flooring. Inset one and a half bowl sink with swan neck mixer tap over, plus additional Quooker boiling water tap. Smoked glass display wall cabinets. Wine rack. Ambient pelmet, kickboard, and under cabinet lighting. Downlighting. Space for purchaser's freestanding American style fridge freezer. Integrated five burner gas hob with extractor hood over, and separate unit housing double oven. Built-in dishwasher. Single panel radiator. Archway leading to:-

## Breakfast Room

With matching porcelain flooring, colour co-ordinated worktops, window sills, and upends. Double glazed diamond leaded light effect window to front, and double glazed diamond leaded light effect window and matching door onto the rear garden. Shelved display recess with lighting. Wall light points. Wall mounted cabinets. Integrated washing machine and tumble dryer.

## First Floor Landing

A bright, and spacious landing. Double glazed diamond leaded light effect window to side. Access to the loft space which houses the gas fired central heating boiler and Megaflow water tank. Coving to ceiling. Downlighting. Single panel radiator.

## Bedroom 1

Large double glazed diamond leaded light effect bay window to front, and with curved single panel radiator beneath. Fitted with an extensive range of bedroom furniture including wardrobes with central mirrored doors; dressing table unit, chest of drawers unit, bedside cabinets with arched recessed shelving above, and additional cupboards above the bed recess. Coving to ceiling. Downlighting. Door to:-

## En-Suite Shower Room

Fitted with a white contemporary style suite comprising:- Shower cubicle with "rain drop" shower head, plus handheld attachment; low level WC, and "floating" corner vanity wash hand basin with cupboard below. Fully tiled walls and matching porcelain tiled flooring. Heated towel rail. Downlighting. Double glazed diamond leaded light effect frosted window to side.

## Bedroom 2

A lovely bright double aspect room with large double glazed diamond leaded light effect windows to both the front, and also to the rear overlooking the rear garden. Double panel radiator. Downlighting. Coving to ceiling. Contemporary style fitted wardrobes to one wall including central chest of drawers unit with TV recess above.

Tel: 01689 821904

### Bedroom 3

Large double glazed diamond leaded light effect window overlooking the rear garden, and with double panel radiator beneath. Coving to ceiling. Downlighting. Wood laminate flooring. Fitted wardrobes to one wall with smoked glass fronts, and also including central dressing table unit with TV recess above.

### Bedroom 4

Large double glazed diamond leaded light effect window to front with open aspect, and with double panel radiator beneath. Coving to ceiling. Downlighting.

### Bathroom

Attractively fitted with a white contemporary style suite comprising:- large "tub" bath with tiled surround; spacious shower cubicle with "rain drop" shower head, plus hand held attachment; low level WC; and "floating" vanity wash hand basin unit with cupboard below. Most attractive stone flooring and matching tiling. Two raised heated towel rails, plus additional larger heated ladder style heated towel rail. Ambient LED lighting including downlighting. Double glazed diamond leaded light effect frosted window to rear.

### Front Garden

Block paved driveway providing parking for several vehicles. Raised borders. Palm trees. gated pedestrian side access to both sides. Outside lighting. Access to:-

### Garage

With up and over door to front. Power and lighting.

### Rear Garden

Truly a real feature of this property, being immaculately presented, and very well secluded. Immediately behind the property, there is a tiered crazy paved terrace - perfect for entertaining. There is a covered gazebo. Steps lead down to shaped lawn with well stocked and mature plant, shrub and hedge borders. Trees, including palm trees. External water tap, and external power supply. Paved area extending to the side of the property. At the rear boundary there is secure gated pedestrian access. Two timber garden sheds - both with power and lighting. Additional seating area.

### Summer House

Currently used as snooker and recreations room, but could easily be used as a home office, home gym, or area for teenagers. With power, heating and lighting. TV aerial point. Alarm system. Downlighting. Diamond leaded light windows and double doors to front, leading onto a small verandah.

### Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "G"

EPC Rating: D

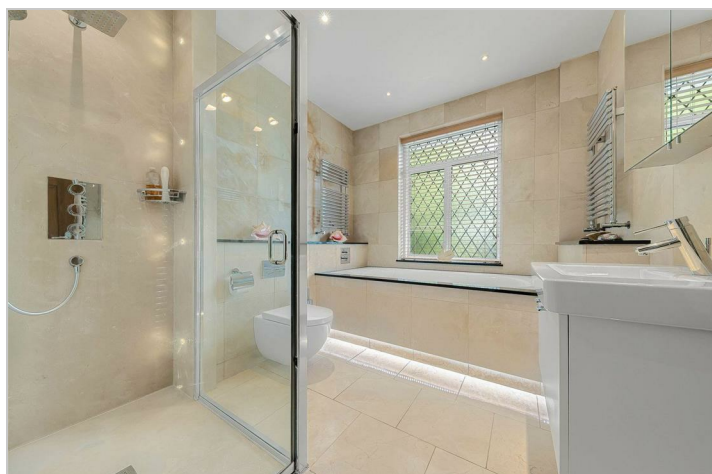
Total Square Meters: Approx. 222.8 including garage and outbuilding.

Total Square Feet: Approx. 2399 including garage and outbuilding.

Room Dimensions: As per the floorplan

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)





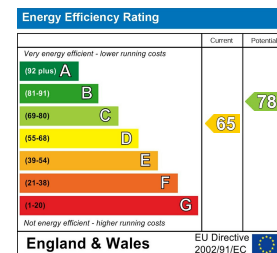
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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