



Craven Road, Orpington, Kent, BR6 7RU

£575,000 Freehold



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Description

Situated in this sought-after road, just a short walk from Green Belt countryside, and yet also only a short car or bus journey from Orpington High Street, Orpington and Chelsfield railway stations, and highly regarded schools, is this 3/4 bedroom detached house. The property has been a loving family home for many, many years, and benefits from extended ground floor accommodation, and offers tremendous potential. The layout of the accommodation could quite easily be altered - if required - to provide for a self contained annexe. There is a 22'8" lounge leading from the spacious entrance hall, separate dining room, study/bedroom 4, and breakfast room, together with a kitchen, utility room, and shower room all to the ground floor. Upstairs, are the three bedrooms, all with wardrobes, and a family bathroom. all leading off a similarly spacious landing. The integral garage is larger than average, there is ample parking to the front via "carriage" driveway, and the rear garden measuring in excess of 100'0" is in two distinct sections- the latter half currently requiring some cultivation. Offered with the advantage of no onward chain, this residence really must be viewed in order to fully appreciate the amount of accommodation, and potential available.

Porch

UPVC entrance door to front, with adjacent double glazed window - both with diamond leaded light effect inserts. Step up, and hardwood door to:-

Entrance Hall

A good sized hallway, with dogleg staircase leading to the first floor landing, and with understairs cupboard. Integral door to the garage. Double glazed Flemish glass effect diamond leaded light window to front. Coving to ceiling. Single panel radiator.

Lounge

Double glazed diamond leaded light effect window to front. Coving to ceiling. Two double panel radiators. Attractive brick built fireplace with coal effect gas fire. Wall light points. Glazed doors with side panels leading to:-

Dining Room

Double glazed French doors and full height side lights onto the rear garden. Coving to ceiling. Double panel radiator. Glazed door to the kitchen, and with door to:-

Study / Bedroom 4

Double glazed window overlooking the rear garden, and with double panel radiator beneath. Coving to ceiling.

Kitchen

Fitted with a range of wall, base and drawer units and marble effect worktops including inset stainless steel one and a half bowl sink unit with mixer tap over. Partly tiled walls. Integrated ceramic hob with extractor over within decorative casing. Separate unit housing electric oven. Integrated dishwasher. Coving to ceiling. Inset spotball lighting. Under cabinet lighting. Double glazed window overlooking the garden, and double glazed window to side. Attractive archway through to:-

Breakfast Room

Fitted with a matching range of wall and base units. Wine rack and display cabinet. Partly tiled walls. Coving to ceiling. Spot ball lighting. Glazed door returning to the entrance hall. Archway through to:-

Utility Room

Double glazed window to the side. Wall mounted gas fired central heating boiler. Worktop with space beneath for freestanding washing machine, and tumble dryer. Base unit. Wall unit and display cabinet. Spotball lighting. Ceramic tiled flooring. Double panel radiator. Coving to ceiling. Door to:-

Downstairs Shower Room

Fitted with a modern, white suite comprising:- fully tiled corner shower cubicle; vanity wash hand basin with below; and WC with concealed cistern. Fully tiled walls with decorative border at dado rail height. Extractor fan. Downlighting. Single panel radiator. Double glazed frosted window to the rear.

First Floor Landing

A spacious landing with double glazed side aspect window on the half landing. Access to the loft space via hatch. Airing cupboard housing hot water cylinder.

Bedroom 1

Double glazed diamond leaded light effect window to the front. Coving to ceiling. wall light points. Double panel radiator. Extensively fitted with a contemporary range of bedroom furniture which includes: wardrobes; bedside cabinets either side of the bed recess; chest of drawer units; and dressing table.

Bedroom 2

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling. Fitted with a range of bedroom furniture which includes: wardrobes; to one wall; two chest of drawer units; and bedside cabinets either side of the bed recess;

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Bedroom 3

Double glazed diamond leaded light effect window to front. Single panel radiator. Coving to ceiling. Double doored bulkhead cupboard over the stairwell.

Family Bathroom

Fitted with an "Indian Ivory" coloured suite comprising:- panel bath with separate shower unit over; low level WC; and oval vanity wash hand basin inset in marble effect surround, and with cupboard beneath. Fully tiled walls with decorative inserts and border. Double panel radiator. Two double glazed forsted windows to the rear. Downlighting. Coving to ceiling. Extractor fan.

Integral Garage

Up and over door to front. Power and lighting. Pedestal wash hand basin. Window to the side. Wall units. Door leading to the entrance hall.

Front Garden

Block paved "carriage" driveway with central semi-circular raised border.

Rear Garden

in excess of 100'0" (in excess of 30.48m)

Divided into two distinct sections. Immediately behind the property there is an extensive two tiered block paved terrace, and this leads to an area of lawn with maturely stocked plant, shrub and hedge borders. Trees, including central apple tree. Then, with hedge screening, and an archway, this leads to a second section of garden - in need of cultivation - with further shrubs, hedges and trees. Greenhouse and timber garden shed (both possibly in need of attention).

To the side of side of the property, there is an additional crazy paved area. timber gate with pedestrian access to the front of the house. Outside lighting. Outside water tap.

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: "F"

EPC Rating: "E"

Total Square Meters: Approx. 131.1

Total Square Feet: Approx. 1411

Room Dimensions: As per floorplan

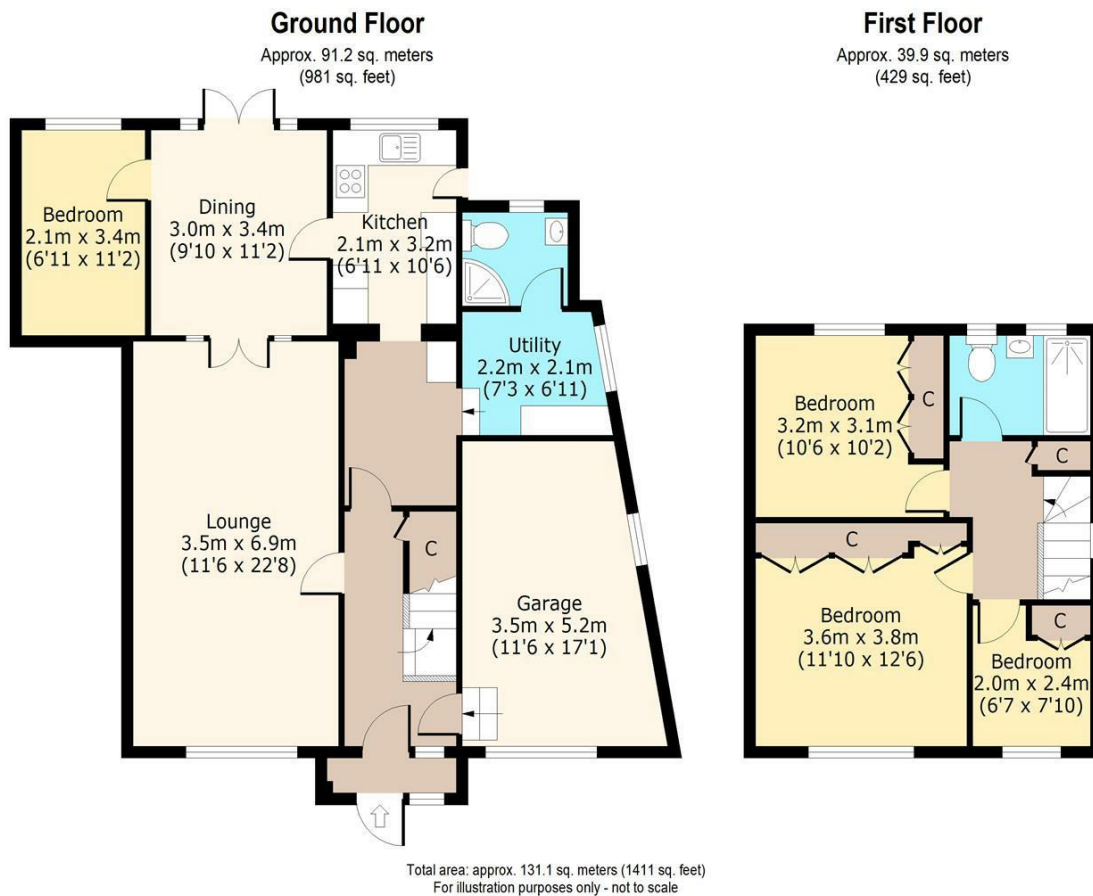
The aerial shot is for illustration only to provide a very approximate overview of the plot, and is taken from Google Earth.

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





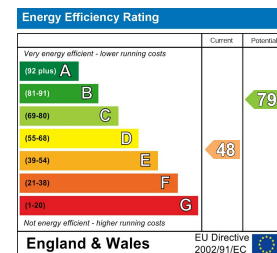
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.