



## 3 Brookside

, Orpington, BR6 0AW

£1,100,000





# 3 Brookside

, Orpington, BR6 0AW

£1,100,000



## Description

A charming double fronted character residence situated in this much sought-after cul-de-sac just off Mayfield Avenue, within the highly regarded Knoll area. Orpington Mainline Station with it's fast and frequent service to London is just a short walk, as is the High Street with it's many shops and leisure facilities. Good local schools including Perry Hall, Crofton, Newstead Wood and St Olaves are all accessible. Undoubtedly, one of the most attractive features of this family home is the large, secluded rear garden which backs approximately south and measures well in excess of 100'0". Internally, accommodation includes a welcoming reception/dining hallway which leads to the double aspect lounge, which in turn leads to a lovely large conservatory overlooking the aforementioned rear garden. Also downstairs is a modern kitchen, and cloakroom. To the first floor, there are four bedrooms (master with en-suite shower room), family bathroom with contemporary style freestanding roll top bath, and separate WC. There is plenty of parking to the front via the private driveway, plus a garage- ideal for storage. Viewing comes highly recommended in order to fully appreciate all that this fine home has to offer.

## Reception & Dining Hall

UPVc entrance door to the front. An attractive archway leads to the main reception hall. Coving to ceiling. Oak flooring. Panel radiator within a decorative cabinet. Double glazed multi pane effect bow window to front. Staircase leading to the first floor landing.

## Inner Lobby

With archway leading to the kitchen. Deep under stairs cupboard. Additional cupboard, with louvre doored, for storage and housing the wall mounted gas fired central heating boiler.

## Lounge

A double aspect room with double glazed multi pane effect bow window to the front, and double glazed French doors and adjacent windows opening onto the conservatory. Two panel radiators within decorative cabinets. Coving to ceiling. Oak flooring. Most attractive fireplace with marble effect slips and hearth and decorative mantel surround.

## Conservatory

Oak flooring. Two wall mounted electric heaters. Double glazed French doors, and windows overlooking the rear garden.

## Kitchen

Attractively fitted with a range of "Shaker" style wall, base and drawer units with colour coordinating marble worktops. Recessed

inset one and a half bowl sink unit with mixer tap and pure water filter. 'Mosaic' effect partly tiled walls. Integrated appliances to include: dishwasher; fridge/freezer; and five burner gas hob with extractor fan above and with separate unit housing the electric double oven, washing machine. Double glazed multi pane effect window overlooking the rear garden. Additional multi pane window to the side. UPVc part multi pane effect door leading to the rear garden. Ceramic tiled flooring. Door to:-

## Downstairs Cloakroom

Fitted with a contemporary style suite comprising:- low level WC; and wall mounted wash hand basin. Ceramic tiled flooring. Partly tiled walls. Single panel radiator. Double glazed multi pane frosted effect window to the rear.

## First Floor Landing

Coving to ceiling. Access to the loft area via hatch. Airing cupboard housing the hot water cylinder.

## Bedroom 1

With large double glazed multi pane effect window to the rear taking in lovely views of the feature garden, and with single panel radiator beneath. Coving to ceiling. Fitted wardrobes to one wall, and with additional cupboards above. Door to:-

## En-Suite Shower Room

Fitted with a white contemporary style suite comprising:- double shower cubicle with fixed "rain drop" shower head plus shower attachment; 'floating' vanity wash hand basin with cupboard beneath; and low level WC. Fully tiled walls. Heated ceramic tiled flooring. Heated towel rail. Extractor fan. Double glazed multi pane frosted effect window to the rear.

## Bedroom 2

Double glazed multi pane effect window to the rear, again taking in lovely views of the feature rear garden, and with single panel radiator beneath. Picture rail.

## Bedroom 3

Double glazed multi pane effect window to the front, and with single panel radiator beneath. Picture rail.

## Bedroom 4

Double glazed multi pane effect window to the front, and with single panel radiator beneath. Fitted wardrobe. Picture rail.

## Bathroom

Fitted with a contemporary style suite comprising:- freestanding roll top large 'tub' bath with 'floating' tap; and vanity wash hand basin with cupboard under. Heated ceramic tiled flooring. Fully tiled walls. Double glazed multi pane frosted effect window to the front. Extractor fan. Heated towel rail.

## Separate WC

Fitted with a matching contemporary style suite comprising:- low level WC; and wall mounted vanity wash hand basin. Heated ceramic tiled flooring. Fully tiled walls. Double glazed multi pane frosted effect window to the side.

## Front Garden

Private block paved driveway providing access for many vehicles, and providing access to the garage. Hedge screening. Borders. Gated pedestrian access to the rear garden.

## Rear Garden

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

Truly a real feature of this family home - as can be seen from the Sellers' photos, taken last Summer. Nowadays, it is so unusual to find such a large and peaceful garden with a house so conveniently placed for the station and High Street. Backing approximately south, and feeling "park like" in it's appearance, there are two distinct lawned areas, separated by a step up. Raised ornamental fishpond. Vegetable patch. Trees. Plant, shrub and hedge borders. Immediately behind the house, there is an extensive decked area - ideal for entertaining or just relaxing. Outside lighting. Outside water tap.

## Garage

With an up-and-over door tot he front. Power and lighting. Personal door, and window to the side.

## 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: E

Total Square Meters: 167

Total Square Feet: 1806

Room Dimensions: As per the 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

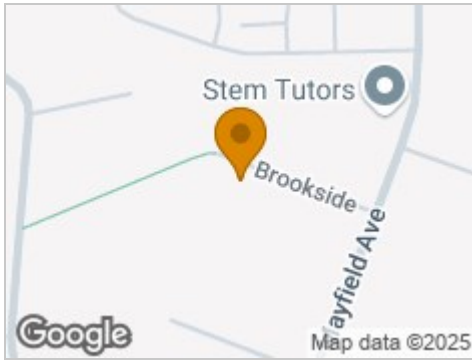
Photographs of the rear garden have been supplied by the Sellers, and were taken last Summer.

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





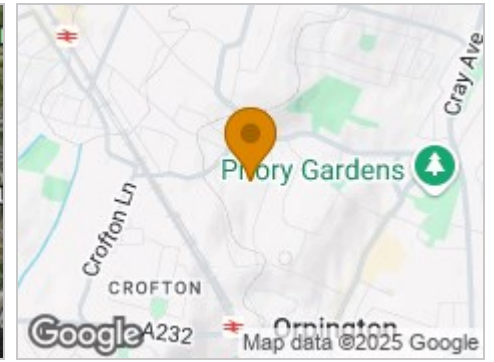
## Road Map



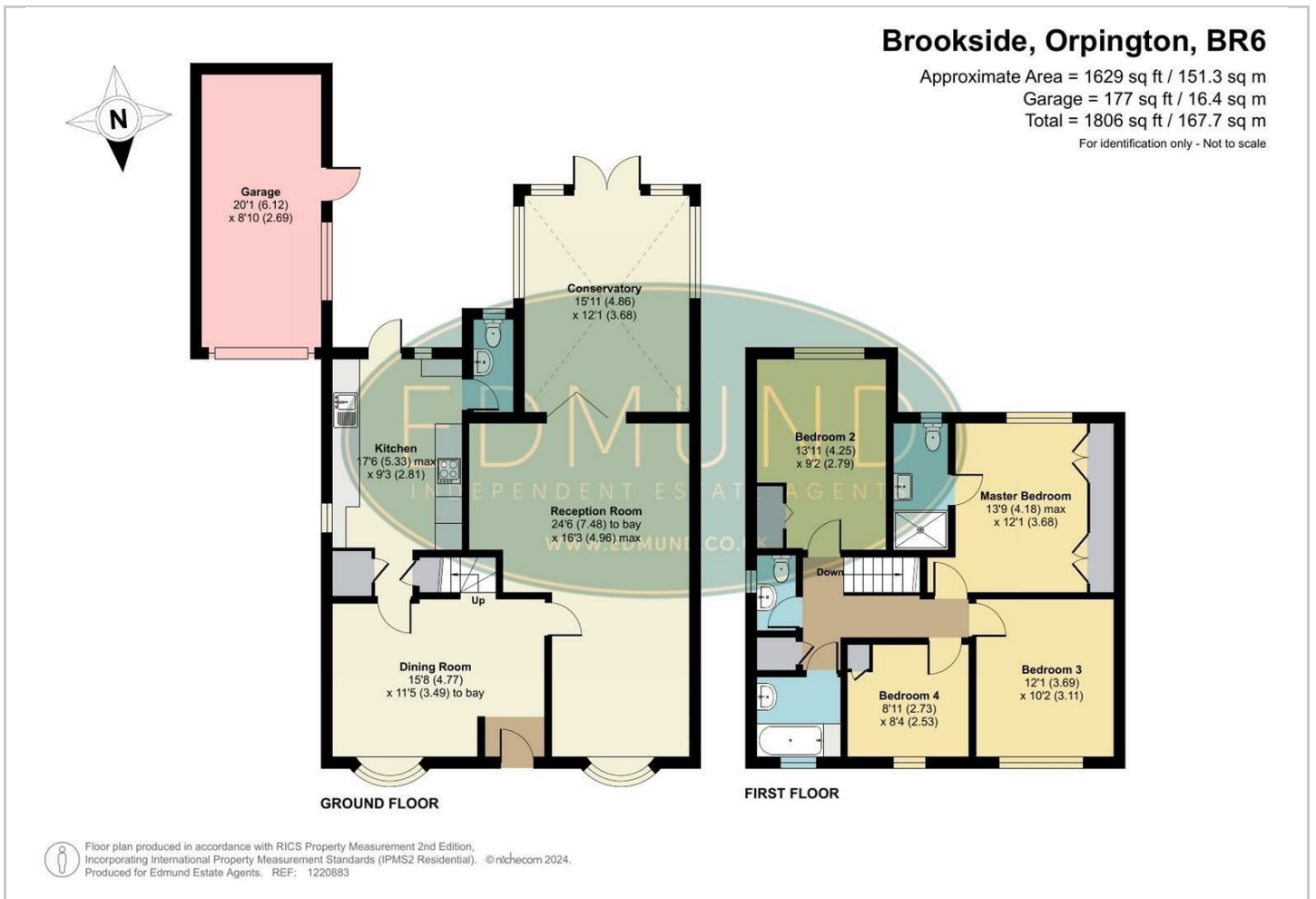
## Hybrid Map



## Terrain Map



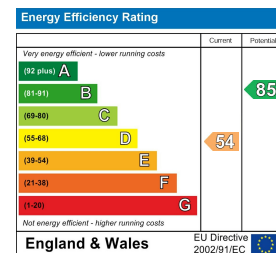
## Floor Plan



## 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



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.