

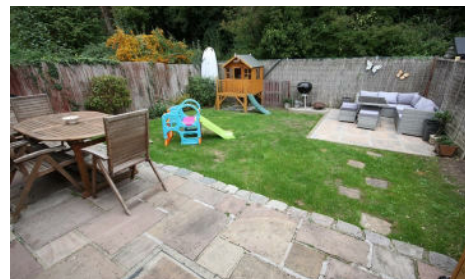


## Arne Grove Orpington BR6 9TT

**Asking Price £530,000**  
**Freehold**







This extended three bedroom family home, is situated within a quiet cul de sac with easy access to both Orpington Station and a number of quality & highly sought after schools. Amongst the property's many features is its 17'3 x 10'7 kitchen/diner and modern bathroom. This is sure to attract much interest and as such your early viewing comes highly recommended.

### **FRONT**

Driveway parking for two cars leading up to double glazed security door with access into:

### **PORCH**

Double glazed window to front. Wood effect flooring and part glazed security front door with access into:

### **HALLWAY**

Mottled double glazed window to front. Under stairs storage cupboard, double radiator and wood effect flooring.

### **RECEPTION ROOM**

25'0" x 11'6" (7.62 x 3.51)

Dual aspect with full height double glazed windows to front and double glazed patio doors overlooking the secluded rear garden. Two double radiators plus a pebble effect feature fireplace set in ornate surround.

### **KITCHEN/DINER**

17'3" x 10'7" (5.26 x 3.23)

This extended kitchen/diner has double glazed windows overlooking the secluded rear garden. Extensive range of fitted wall and base units finished in white with complementing granite effect roll top work surfaces, one and a half bowl single drainer sink unit with mixer taps & plumbing for dishwasher. Space for electric cooker with extractor hood. Space for upright fridge freezer. Modern upright radiator and breakfast bar. To the dining area section there is a window and double glazed door overlooking the secluded rear garden. Window seat plus space for large four seater table. Double radiator and spot lights throughout.

### **REAR LOBBY**

### **UTILITY ROOM**

Range of fitted wall and base units finished in white with complementing wood effect roll top work surfaces. Single drainer single bowl sink unit with mixer taps and plumbing for washing machine. Low level WC, single radiator and extractor fan. Door leading to:

### **OFFICE AREA**

8'2" x 5'7" (2.49 x 1.7)

Velux window, spot lights and wood effect flooring. Door leading to:

### **GARAGE/STORAGE AREA**

11'7" x 8'8" (3.53 x 2.64)

Roller door to front with light and power.

### **STAIRS TO FIRST FLOOR**

### **LANDING**

Access to loft via ladder (boarded and insulated).

### **BEDROOM ONE**

12'0" x 11'8" (3.66 x 3.56)

Double glazed window to front. Extensive range of fitted wardrobes and cupboards plus a dressing table area. Single radiator.

### **BEDROOM TWO**

11'0" x 9'2" (3.35 x 2.79)

Double glazed windows overlooking the secluded rear garden. Single radiator.

### **BEDROOM THREE**

8'9" x 8'1" (2.67 x 2.46)

Double glazed windows to front. Single radiator.

### **BATHROOM**

8'0" x 6'2" (2.44 x 1.88)

Two mottled double glazed windows to rear. White three piece suite comprising 'P' shape bath with mixer taps, hand held shower attachment plus separate Aqualisa shower and glass screen. Vanity wash hand basin set in its own storage area and low flush WC. Chrome ladder radiator, fully tiled walls and recess spot lights.

## GARDEN

32'0" x 30'0" (9.75 x 9.14)

Mainly laid to lawn with two patio areas. The garden enjoys near total seclusion by way of natural foliage. Outside tap.

## DIRECTIONS

From Station Square, BR5 1NA turn right to stay on Station Square & continue onto Fairway. Then left onto Tudor Way, right onto St John's Road, right onto Crofton Lane and the left onto Lynwood Grove. Continue onto Knoll Rise then take the right onto High Street. At the roundabout, continue straight onto Sevenoaks Road. Turn right onto Sevenoaks Road/A223, left onto Stapleton Road and then right onto Arne Grove.



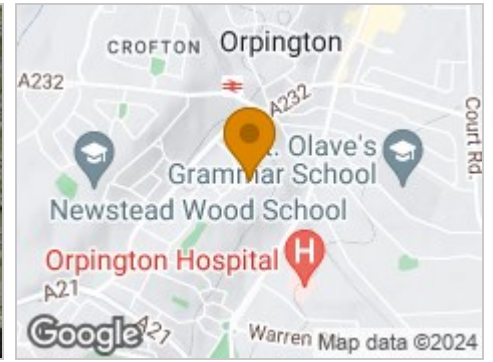
## Road Map



## Hybrid Map

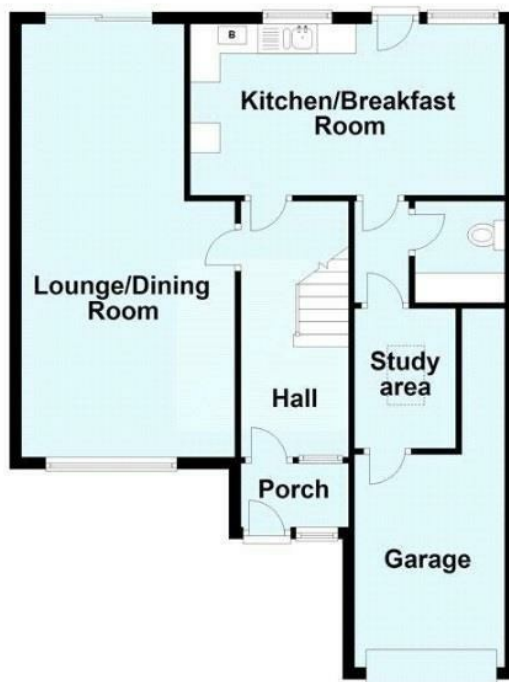


## Terrain Map

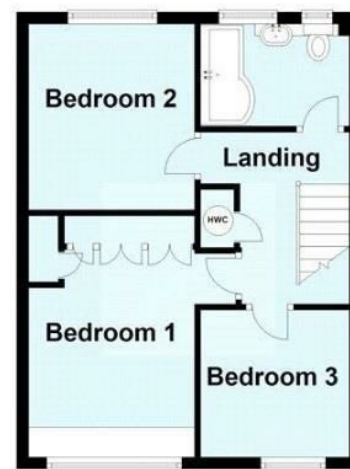


## Floor Plan

### Ground Floor



### First Floor

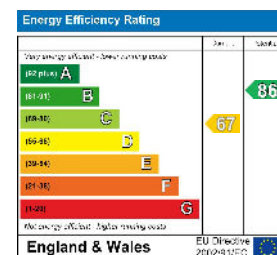


This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

## Viewing

Please contact our Petts Wood Office on 01689 819991 or [pettswood@edmund.co.uk](mailto:pettswood@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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