



## Poverest Road Orpington BR5 1RH

**Asking Price £600,000**  
**Freehold**







This is a well presented, double story extended, semi-detached family home. The property is located in a fantastic position with convenient access to Petts Wood with its array of shops, supermarkets and mainline station. Also, within the local vicinity is the Nugent Retail Park and Orpington High Street and a number of local schools. The accommodation offers a spacious entrance hall, three reception rooms including the lounge and study along with a modern fitted kitchen. On the first floor there are four bedrooms, a family bathroom and a master en-suite shower room. To the rear the property features a good size, wide garden which has a summerhouse with power and light as well as a hard standing with double gates, which could provide further off road parking if required. To the front there is a gravel driveway. In our opinion there is tremendous potential for further extensions (STPP), and with this in mind a viewing is highly advised.

### FRONT

Gravel driveway providing off road parking for two vehicles, with the benefit of an electric vehicle charging point. Leading up to UPVC front door with access into:

### HALLWAY

Laminate flooring and built in storage cupboards.

### LOUNGE

15'1 x 12'5 (4.60m x 3.78m)

Double glazed window to front. Feature fireplace plus double radiator. Laminate flooring.

### STUDY

11'1" x 7'10" (3.4m x 2.41m)

Double glazed windows to front. Radiator and laminate flooring.

### KITCHEN

18'6 x 8'1 (5.64m x 2.46m)

Double glazed patio doors to rear plus double glazed windows to rear. Fitted kitchen with a range of wall and base units with complementing work surfaces. Built in Neff oven and grill, plus built in four burner gas hob with fitted extractor over. Space and plumbing for washing machine, space for dishwasher. Stainless steel sink with mixer taps and drainer to side. Built in larder cupboard, tile effect flooring and part tiled walls.

### RECEPTION TWO

14'7 x 7'11 (4.45m x 2.41m)

Double glazed windows to rear. Radiator and laminate flooring.

### STAIRS TO FIRST FLOOR

### LANDING

Fitted carpet. Loft hatch & airing cupboard.

### BEDROOM ONE

16'11 x 7'11 (5.16m x 2.41m)

Double glazed window to front. Range of built in wardrobes, fitted carpet and radiator.

### ENSUITE

Double glazed windows to the rear. Three piece suite comprising a walk in shower cubicle with sliding glass screen and thermostatic shower. Vanity wash basin with mixer tap and low level WC. Wall mounted heated towel rail, tiled floor and part tiled walls.

### BEDROOM TWO

10'10 x 9'2 (3.30m x 2.79m)

Double glazed windows to front. Radiator and fitted carpet.

### BEDROOM THREE

11'2 into recess x 9'10 (3.40m into recess x 3.00m)

Double glazed window to rear. Built in cupboard, radiator and fitted carpet.

### BEDROOM FOUR

9'1 x 7'11 (2.77m x 2.41m)

Double glazed windows to front. Built in cupboard, radiator and fitted carpet.

### BATHROOM

Two double glazed windows to the rear. Three piece suite comprising a panel bath with mixer tap and shower attachment. Vanity wash basin with mixer tap and a low level WC. Wall mounted heated towel rail, tiled walls and Lino flooring.

### GARDEN

85' (25.91m)

Mainly laid lawn with a decked patio to the rear of the house. Double gates to the rear with a hard standing providing further off road parking. Large wooden summerhouse to the rear with power and light.

### DIRECTIONS

From Petts Wood, Station Square, proceed up Petts Wood Road and across roundabout into Poverest Road.



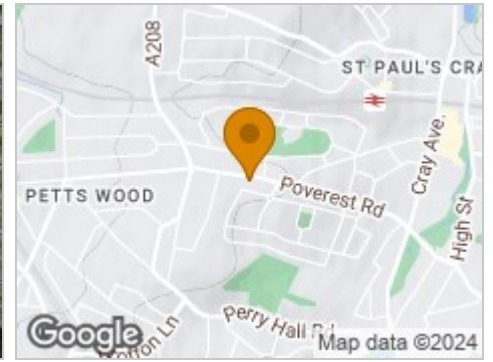
## Road Map



## Hybrid Map



## Terrain Map



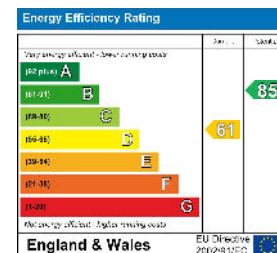
## Floor Plan



## 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



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.