



Gillmans Road, Orpington, Kent, BR5 4LB

£588,000 Freehold



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Description

Having been extended and greatly improved by the current sellers over the past 2 years, this property really must be viewed in order to be fully appreciated. Beautifully presented throughout in contemporary styles and tones, without doubt a true focal point of this property is the kitchen and family area which runs the width of the rear of the property with skylights making it such a bright and airy space, and with bi-folding doors opening directly onto the west facing rear garden. There is a 24'11" double reception room, attractively refitted downstairs cloakroom, lobby with possible utility area, and 4th bedroom with en-suite shower room also on the ground floor. These latter two rooms could perfectly create a self contained annexe if needed. Upstairs, are the three good sized bedrooms, plus a very contemporary family bathroom. The front garden offers off road parking, and the aforementioned west facing rear garden has two seating areas, as well as lawn. There is also a useful storage room which could also become a utility room, if required. Gillmans Road is a popular road, and is accessible by car or bus route to a selection of good schools, as well as the High Street with it's award winning restaurants, bars, coffee shops, leisure facilities, and shops. Orpington mainline station with it's fast service to London is also accessible, as are motorway links, plus Goddington Park, and Greenbelt countryside.

Entrance Porch

With double glazed door and entrance door to front. Hardwood door with glazed and leaded light inserts leading to:-

Hallway

Staircase leading to the first floor landing, and with understairs cupboard housing gas meter. Separate cupboard concealing electric meter and circuit board. Attractive flooring.

Lobby (+ Possible Utility Area)

Matching flooring from hallway. Recessed space and plumbing for washing machine with deep shelf above. Leading through to the kitchen.

Downstairs Cloakroom

Appointed with a white contemporary style suite comprising: WC and wash hand basin. Extractor. Attractively tiled walls and flooring.

Double Reception Room

Matching attractive flooring. Currently created into two distinct areas - sitting area, and dining area, but this 24'11" space is adaptable, and can

be set out exactly how you want. Large double glazed window to front, and opening onto the kitchen and family room across the back of the property with bi-folding doors, and skylights, Chimney breast with feature display niche, decorative mantel above, and with fitted cupboards and shelving to either side.

Kitchen & Family Area

Undoubtedly one of this property's true salient features. Lying across the entire width of the property, to the rear, there are double glazed bi-folding doors opening up directly onto the rear garden, combining the indoors and outdoors as one large relaxing and entertaining space (weather permitting, of course !) Furthermore there is a double glazed window overlooking the garden, plus two skylights making this a very bright and airy space. The kitchen area is fitted with a range of contemporary style white high gloss wall, base and drawer units with colour coordinated worktops and matching up ends. Inset sink and drainer unit with mixer tap with built-in filtered drinking water tap. Integrated high quality Neff and Bosch kitchen appliances including: ceramic hob with splashback and digital extractor above, electric oven and microwave, and dishwasher. Space for large upright fridge/freezer. From the kitchen and continuing into the family area there is attractive ceramic tiled flooring. Electric underfloor heating. Downlighting. Panel radiator.

Bedroom

With double glazed door and window to front. Matching flooring. Panel radiator. Downlighting. Door to en-suite shower room, and door to hallway.

To note: this bedroom and the en-suite shower room make an ideal guest suite, but could also form a completely self-contained annexe area if needed, with direct entrance to the front of the house.

En-Suite Shower Room

Appointed again with a white contemporary style suite comprising: Corner shower cubicle with large ~"rain drop32 shower head, and attachment, low level WC and vanity wash hand basin. Extractor. Matching, and most attractive tiling to walls and floor.

First Floor Landing

Double glazed window to side on the half landing. Access to the insulated and boarded loft with lighting, via retractable ladder.

Bedroom

Large double glazed window to front., and with panel radiator beneath. Fitted wardrobes to one wall.

Tel: 01689 821904

Bedroom

With double glazed window to rear taking in views over the garden. Panel radiator beneath.

Bedroom

A double aspect room with double glazed window to front, and side. Panel radiator

Family Bathroom

Once again, beautifully appointed with a white contemporary style suite comprising: "P" shaped shower bath with shaped shower screen, large "rain drop" shower head and attachment, vanity wash hand basin, and low level WC. Extractor. Double glazed obscure window to rear. Attractive tiled walls, and colour coordinated flooring. Heated towel rail.

To The Front

Crazy paved driveway with parking for two vehicles. Plant borders.

To The Rear

approximately 50'0 (approximatley 15.24m)

With an approximately westerly aspect. Immediately behind the property, and accessed via the bi-folding doors, there is a large terraced area - ideal for entertaining, and catching the afternoon sun. Then majority laid to lawn with shrub and plant borders. Towards the rear boundary there is an additional lovely large decked seating area. Outside water tap. New fencing.

Store Room

Door leading to the rear garden. Recently installed wall mounted Worcester Bosch gas fired combination boiler. Fitted Harvey water softener. Power, lighting and plumbing. Storage area. This would make an ideal separate utility room if needed.

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: "E"

EPC Rating: "C"

Total Square Meters: Approx. 114.6

Total Square Feet: Approx. 1,233

Measurements: As per 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

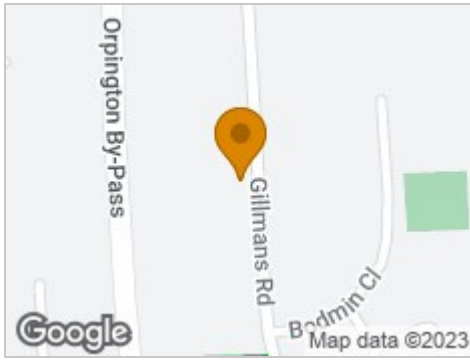
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

Directions

From our offices adjacent to Tesco in Orpington, continue to the War Memorial. Take the second exit and proceed up Spur Road, and at the traffic lights turn left, then almost immediately right into Avalon Road. Soon afterwards, at the mini roundabout (with the Fire Station on the corner), turn left into Gillmans Road. This property will be found after some distance on your left hand side.



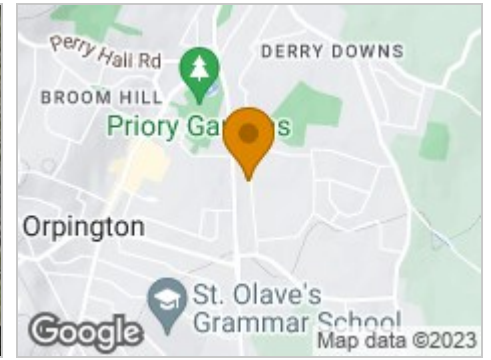
Road Map



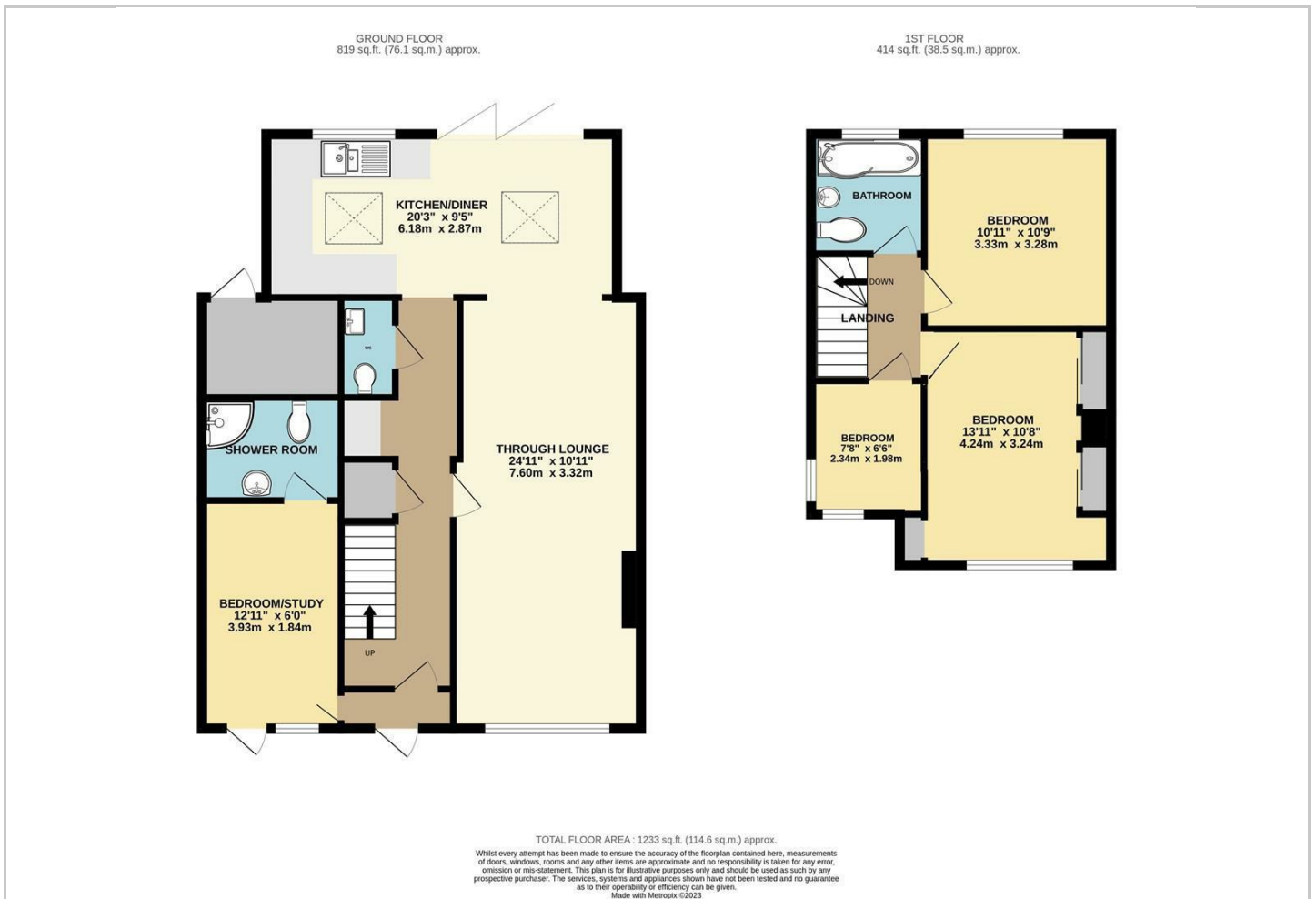
Hybrid Map



Terrain Map



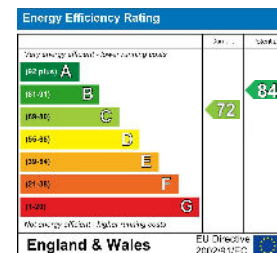
Floor Plan



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.