



Winterborne Avenue, Orpington, Kent, BR6 9RH

Guide Price £875,000 Freehold



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Description

This lovely family home has been extended and now offers particularly spacious accommodation, including four double bedrooms, (master bedroom with en-suite shower room), three reception rooms, a 19'0" modern kitchen/breakfast room, and a conservatory which overlooks the most attractive south-facing rear garden. There is also a modern ground floor shower room, and family bathroom to the first floor. The second floor bedroom features a lovely large window overlooking the STUNNING 140ft garden, and with distant views beyond. There is also an adjacent large storage room. Ideally located, for a very good selection of schools, close by, including Tubbenden, and Darrick Wood, plus Newstead Wood and St Olaves grammar schools. Local shops can be found in Tile Farm Road, and the R4 bus runs along Tubbenden Lane, and serves the Princess Royal University Hospital, as well Orpington High Street and the Mainline Station - the latter two both being accessible by foot, too, if required. It is also adjacent to a local nature reserve. Viewing comes highly recommended.

Porch

Double glazed door to front, and three small double glazed windows. Build-in cupboards allowing for utility space. Door leading to:-

Hallway

Two built-in storage cupboards. Staircase leading to the first floor landing.

Inner Hallway

Leading to:-

Ground Floor Shower Room

Fitted with a white suite comprising:- corner shower cubicle, low level WC, and wash hand basin. Double glazed obscure window to side.

Lounge

12'8" x 11'4" (3.86m x 3.45m)

Coving to ceiling. Panel radiator. Double glazed sliding patio doors leading onto the rear garden.

Conservatory

11'11" x 10'10" max (3.63m x 3.30m max)

Double glazed roof and double glazed windows and doors onto the rear garden.- all with fitted blinds. Panel radiator. Karndean flooring.

Dining Room

12'3" x 11'6" (3.73m x 3.51m)

Coving to ceiling. Panel radiator. OPening directly into the lounge, and with doorway returning to hallway.

Family Room

12'7" x 10'10" max (3.84m x 3.30m max)

Double glazed bay window to front. Panel radiator. Coving to ceiling. Downlighting. Range of fitted furniture.

Kitchen/Breakfast Room

16'5" x 9'1" max (5.00m x 2.77m max)

Double glazed window to to the side. Opening onto the conservatory. The kitchen is fitted with a modern range of wall, base and drawer units with colour coordinated granite effect work tops, and partly tiled walls. Inset stainless steel one and half bowl sink unit with mixer tap over. Appliance space including room for large free-standing American style fridge freezer.. Double glazed door to side. Two radiators. Integrated gas hob with extractor hood over, and separate unit housing a double oven and microwave. Integrated dishwasher Breakfast bar area. Karndean flooring.

First Floor Landing

Staircase leading to the second floor. Storage cupboard. Double glazed window to side

Bedroom 1

17'1" x 10'11" max (5.23m x 3.33m max)

Double glazed window overlooking the rear garden. Panel radiator. Built-in wardrobes. Door to:-

En-Suite Shower Room

A luxury en-suite shower room, fitted with a suite comprising: walk-in shower, low level WC, and vanity wash hand basin with cupboards under. High level double glazed obscure windows to rear, and side. Colour coordinated fully tiled walls, with decorative border. Downlighting.

Bedroom 2

20'6" x 8'2" (6.25m x 2.49m)

Being double aspect with a double window overlooking the rear garden, and additional double glazed window to side. Two panel radiators.

Bedroom 4

11'8" x 11'1" max (3.56m x 3.38m max)

Double glazed bay window to front, and with panel radiator beneath.

Family Bathroom

Fitted with a white suite comprising:- panel bath with shower attachment over, and shower screen; low level WC, and vanity wash hand basin with cupboards under. Two high level double glazed

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obscure windows to side . Fully tiled walls. Downlighting. Raised heated towel rail.

Second Floor Landing

Bedroom 3

17'11" x 9'10" max (5.46m x 3.00m max)

sloping ceilings. Feature large double glazed window overlooking the rear garden. Access to eaves storage.

Storage Room

Rear Garden

approximtely 140'00 (approximtely 42.67m)

Being approximately south-facing, and overlooking fields and with distant views beyond. Immediately behind the property, there is a large terraced area. Mainly laid to lawn with plant, shrub and hedge borders. Trees. At the rear of the garden, there is a large garden shed. Gated pedestrian side access.

Front Garden

Shrubs, trees and borders. Block-paved driveway with parking for two vehicles. Access to:-

Attached Garage

16'9" x 8'0" max (5.11m x 2.44m max)

With up and over door to front, and personal door, and window to rear garden. Power and light.

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: "C"

Total Square Meters: Approx. 209.4

Total Square Feet: Approx. 2254

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

Directions

From our office adjacent to Tesco's in Orpington, proceed to the War Memorial roundabout, and take the fourth exit continuing back up the hill along Station Road. Shortly before reaching the railway bridge., and with The Maxwell Pub on the far corner, turn left into Tubbenden Lane. Follow this road for a distance, taking the fourth right hand turning into Tile Farm Road. Opposite the parade of shops, turn left into Sandy Bury. Winternorne Avenue is the first turning on your right hand side. This particular property will be found towards the top of the hill on your left hand side of the road, shortly before reaching the junction with Avebury Road.





Floor Plan

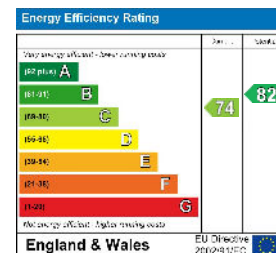


Total Square Feet Approx. 2254
 Total Square Meters Approx. 209.4

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.