



## Lamorna Close, Orpington, Kent, BR6 0TD

£830,000 Freehold



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## Description

This light and spacious family home is situated in a small Cul De Sac, comprising of just three properties, in the very heart of the highly regarded Knoll area. Internally, the accommodation comprises four good sized bedrooms and a family bathroom on the first floor, whilst downstairs, a lovely double aspect lounge, study/bedroom 5, fitted kitchen and cloakroom. Benefits include gas central heating, double glazing, solar panels, and some lovely views. On a tapering South West facing plot, which STPP, lends itself to additional extensions, potentially creating a ground floor ANNEXE and a second bathroom on the first floor. Close to both Orpington Station and High Street as well as schools that include Perry Hall, Crofton, Newstead and St Olaves Grammar schools, it is offered with the added advantage of NO CHAIN. Internal viewing is strongly recommended.

## Entrance Porch

Double glazed door with sidelight, tiled floor with underfloor heating, two storage rooms

## Cloakroom

Low level WC, wash hand basin, double glazed window to front

## Lounge/Dining Room

24'4" x 12'5" (7.42 x 3.8)

Double aspect with double glazed window to front and double glazed patio door to rear, wood flooring, underfloor heating.

## Study/Bedroom 5

12'11" x 8'11" (3.94 x 2.73)

Double glazed window to rear and side, wood flooring, underfloor heating

## Kitchen

19'4" x 7'11" (5.9 x 2.43)

Double glazed door and window to side, range of matching wall and base units, built in electric oven with induction hob, granite effect worksurfaces, breakfast bar, appliances (negotiable) spotlights.

## Storage Rooms

with power and light

## First floor Landing

### Bedroom 1

12'10" x 11'2" (3.92 x 3.41)

Double glazed window to rear, radiator, built in wardrobe

### Bedroom 2

12'10" x 12'5" (3.92 x 3.81)

Double glazed window to front, radiator

### Bedroom 3

13'4" x 8'9" (4.07 x 2.68)

Double glazed window to rear, radiator

### Bedroom 4

8'0" x 7'8" (2.46 x 2.35)

Double glazed window to rear, radiator.

## Bathroom

White suite comprising panelled bath, hand wash basin, low level WC, built in shower cubicle, spotlights, part tiled walls, radiator

## Attached Garage

17'2" x 8'3" (5.25 x 2.52)

Up and over door, power and light, wall mounted central heating boiler, water softener,



## Rear Garden

Wide plot with lawn and patio, hose tap

## Front Garden

Private drive to front.

## Agents 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. 154.6

Total Square Feet: Approx. 1664.5

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 offices adjacent to Tesco's in Orpington, continue to the War Memorial roundabout, and take the first exit, turning left into High Street. Take the

first left hand turning into Knoll Rise, then take the 3rd turning on the right turning (towards the brow of the hill) into Lucerne Road. Follow this road around to the right, and then left into Keswick Road, Turn right into Cyril Road, and Lamorna Close is on the left hand side after a short distance.





## Floor Plan



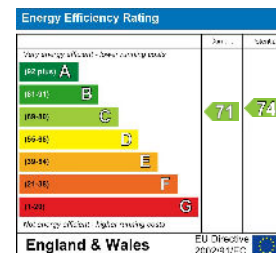
**Total area: approx. 155 Sq. meters**

Not to Scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are for approximate only.

## 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



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