



Warren Road, Orpington, Kent, BR6 6JF

Guide Price £725,000-£750,000  
Freehold





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## Description

Guide Price: £725,000 - £750,000 A 1930s bay fronted detached house situated in this highly regarded road within a stones throw of Warren Road Primary school. Internally offers a good sized accommodation with 3 first floor bedrooms and a family bathroom, whilst downstairs, 2 reception rooms, cloakroom, fitted kitchen, conservatory and an extended utility room. Benefits include gas central heating and double glazing. The rear garden is approaching 90ft plus there is an attached garage and private drive to front. On a bus route with Chelsfield Station and local shops close by as are other family amenities, open countryside and motorway links.

## ENTRANCE PORCH

### ENTRANCE HALL

Panelled front door double glazed sidelights. Stairs to first floor with under stairs cupboard. Laminate flooring.

### CLOAKROOM

Low level WC. Inset wash hand basin into vanity unit with cupboard space under and tiled splash back.

### LOUNGE

15'9" x 11'4" (4.8 x 3.45)

A lovely bright reception room with large double bay window to front with leaded lights. Laminate flooring. Three radiators. Feature fireplace with stone mantel and hearth with gas fire.

## DINING ROOM

14'6" x 10'9" (4.42 x 3.28)

Double glazed bay window to rear with double glazed double doors accessing conservatory. Three radiators. Picture rail. laminate flooring.

## CONSERVATORY

9'9" x 9'7" (2.97 x 2.92)

UPVC double glazed construction with brick plinth. Laminate flooring. Doors to rear accessing garden.

## KITCHEN

13'7" x 6'7" (4.14 x 2.01)

A range of cream coloured shaker style fitted wall and base units with worktops over. Dishwasher, Stainless steel single drainer sink unit with mixer tap run off a water softener, separate cold water taps. Space for inset gas cooker with canopied chimney style extractor over. Double glazed window to rear. Radiator. Door to:-

## UTILITY ROOM

11'6" x 6'4" (3.51 x 1.93)

Two double glazed skylights, half glazed double glazed door to rear with double glazed flanking windows. Fitted wall and base unit with worktops over. Space and plumbing for washing machine. Door to garage.

## BEDROOM 1

16'4" x 9'7" (4.98 x 2.92)

Built in wardrobes and drawers to one wall. Double glazed bay window to front with leaded lights. 2 radiators. Picture rail. Laminate flooring.

## BEDROOM 2

14'5" x 10'8" (4.39 x 3.25)

Double glazed bay window to rear. Radiator. Laminate flooring.

## BEDROOM 3

8'4" x 6'3" (2.54 x 1.91)

Double glazed bay window to front with leaded lights. Radiator.

## FAMILY BATHROOM

White suite comprising panelled shaped bath with mixer tap and separately plumbed shower over. Glazed shower screen. Inset lighting. Inset sink into vanity with cupboard space under. Low level WC. Two double glazed opaque windows to side and rear. Fully tiled walls. Ceramic tiled flooring. Ladder style heated towel rail. Further radiator. Extractor.

## FRONT GARDEN

Crazy paved driveway with access to-

## ATTACHED GARAGE

16'4" x 7'6" (4.98 x 2.29)

Up and over door to front. Power and light. Door from utility room. Wall mounted gas fired central heating boiler and timer.

## REAR GARDEN

89'0" (27.13)

Beautifully landscaped. Mainly laid to lawn. Raised patio area. Well stocked borders. Large Summer House with power and light. Two sheds. Greenhouse.

## 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: "D"

Total Square Meters: Approximately 116.5

Total Square Feet: Approximately 1254

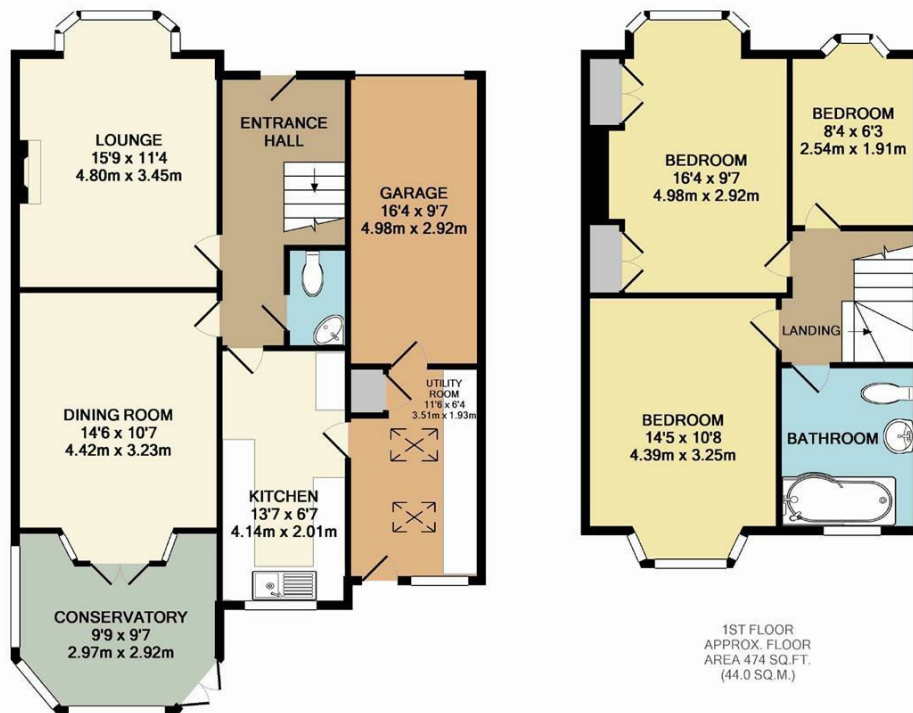
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

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





## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 781 SQ.FT.  
(72.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)

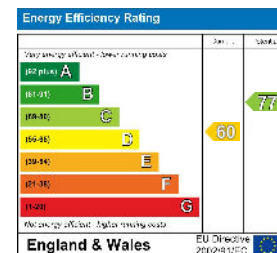
TOTAL APPROX. FLOOR AREA 1254 SQ.FT. (116.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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



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.