



Broomhill Road, Orpington, Kent, BR6 0EW

Offers In Excess Of
£550,000 Freehold



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Description

A most unique detached property which combines original period features from a time gone by, together with a feel of contemporary quality. Situated on Broomhill Common with lovely views over woodland, and beyond, the property is set back from the road. Internally, the accommodation is beautifully presented throughout, and this home has undergone a comprehensive programme of refurbishment recently. Upon entering the property, there is a vaulted hallway with original beam, and off here lie the two bedrooms both with most attractive arched windows which overlook the Common with its woodland, and with views beyond. The main draw to this property undoubtedly is the 18'9" x 14'10" main living area with open plan kitchen- simply stunning. With a fully fitted kitchen including island unit and integrated "Siemens" appliances, attractive "Karndean" heated flooring, a roof lantern and bi-folding doors onto the courtyard. Access from this main room leads to a small cellar area via trap door and steps, and a luxury bathroom suite. The frontage of the property is neatly laid to lawn with screening and borders, and there is a peaceful courtyard garden to the rear. Orpington Mainline Station with its fast and frequent service to London is close by, as are a range of highly sought after schools, and Orpington High Street with its array of shops, leisure facilities, bars, restaurants and the Odeon Cinema Complex. Offered "chain-free", viewing of this "one-off" property really does come highly recommended !

Entrance

Door leading to the porch with windows and pitched roof. Entrance door leading to:-

Hall

A bright, welcoming hallway with vaulted ceiling, which includes a remotely controlled Velux window. Attractive "Karndean" flooring. Downlighting. Original beam.

Living Area & Kitchen

18'9" x 14'10" max (5.72m x 4.52m max)

The real "wow" factor, and a lovely bright centrepiece of this unique property. With lantern roof light, double glazed bi-folding doors leading to the courtyard garden, and further double glazed window to the front. With most attractive "Karndean" heated flooring.

Large double doored cupboard. Trap door leading to the cellar. Downlighting. Fitted with a range of "shaker" style wall, base and drawer units with colour coordinated Quartz worktops, central island unit with breakfast bar, and upends. The island unit includes an inset one and a half bowl sink unit with inlaid drainer, and with tap with "instant boiling water" facility. Integrated "Siemens" appliances include: electric induction hob with matching quartz splashback, and extractor hood over; two electric ovens; microwave oven; dishwasher; washing machine; fridge, and freezer; and coffee maker.

Cellar Area

Accessed via a trap door, and with steps leading down. Ideal for storage. Lighting.

Bedroom 1

11'9" x 10'3" (3.58m x 3.12m)

Most attractive double glazed arched window to the front, overlooking Broomhill Common. Period style 'Fin' style radiator. Downlighting. Access to one of two loft areas, via pull down wooden ladder. This loft houses the gas fired combination boiler.

Tel: 01689 821904

Bedroom 2

11'9" x 9'9" (3.58m x 2.97m)

Most attractive double glazed arched window to the front, overlooking Broomhill Common. Period style 'Fin' style radiator. Downlighting. Access to further loft area, via pull down wooden ladder.

Luxury Bathroom

Beautifully appointed with a white contemporary style suite comprising:- bath with large "rain drop" shower head, plus attachments, and shower screen; attractive vanity bowl basin upon vanity unit with cupboard below; and WC with concealed cistern. Matching tiled walls and ceramic tiled flooring. Shaver point. Double glazed obscure window to the rear. Downlighting. Heated towel rail. Extractor.

Frontage

Overlooking Broomhill Common. Laid to lawn, with borders. Laurel screening. Pedestrian side access.

Courtyard Garden

A lovely terraced area accessed via the bi-folding doors from the property. An ideal places for relaxing or entertaining.

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: TBA

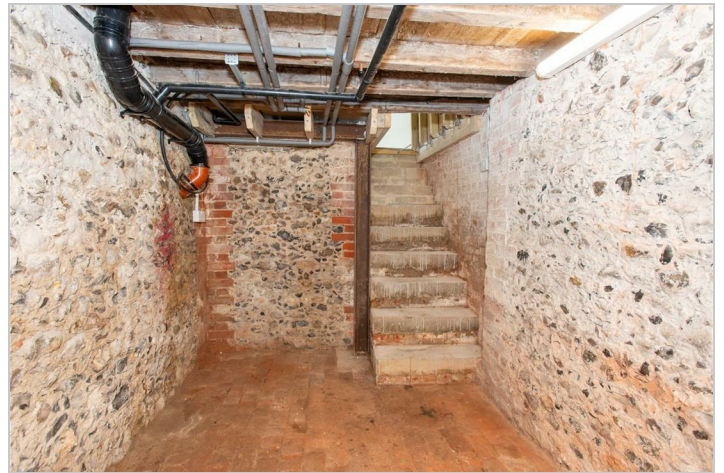
EPC Rating: "C"

Total Square Meters: Approx. 61

Total Square Feet: Approx. 656

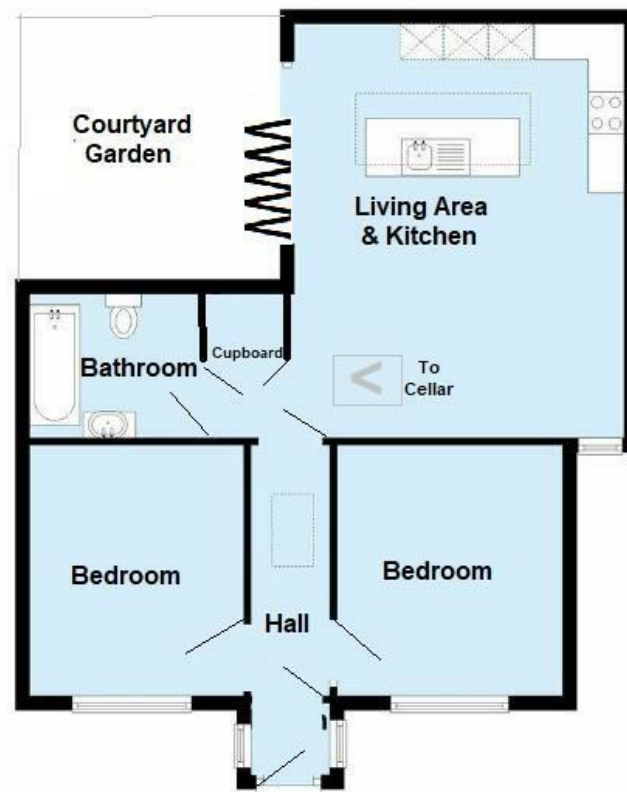
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

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





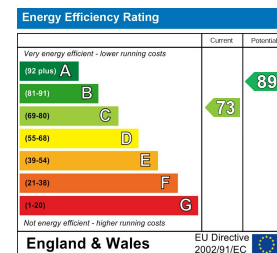
Floor Plan



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.