



3 Kent Close, Orpington, BR6 7HD

Nestled in the charming area of Kent Close, Orpington, this impressive five-bedroom house offers a perfect blend of modern living and natural beauty. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The superb kitchen diner and family room serve as the heart of the home, designed to accommodate family gatherings and social events with ease.

Each of the five bedrooms is generously sized, ensuring comfort and privacy for all family members or guests. The property boasts five bathrooms, including three ensuite facilities, which add a touch of luxury and convenience to daily living. This thoughtful layout is ideal for larger families or those who enjoy hosting visitors.

Situated near High Elms, a stunning area of natural beauty, residents can enjoy the tranquility of the outdoors while still being close to local amenities. This location offers a wonderful opportunity for leisurely walks and outdoor activities, making it a perfect retreat from the hustle and bustle of everyday life.

In summary, this remarkable house in Kent Close is a rare find, combining spacious living areas, luxurious bathrooms, and a prime location near beautiful natural surroundings. It is an ideal choice for those seeking a family home that caters to both comfort and lifestyle.

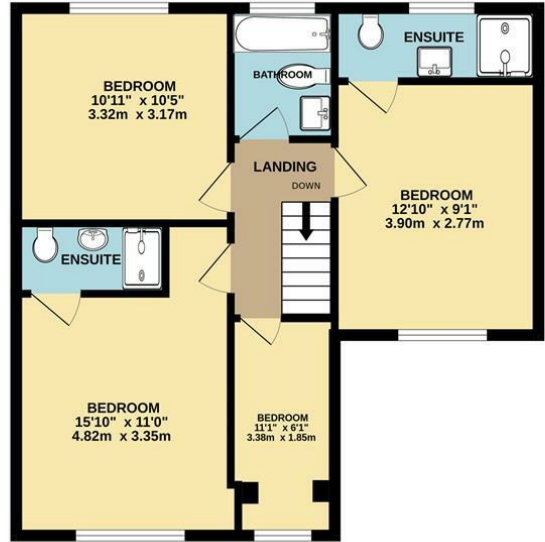
- Extended 5 bedroom
- 5 bathrooms
- 3 ensuite
- Amazing Kitchen Diner/Family room
- Modern bathrooms throughout
- Close to high elms a place of natural beauty
- Near transport link with good access to London
- Array of shops & Waitrose within walking distance
- Council Tax -E
- EPC -tbc

£850,000

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1441 sq.ft. (133.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	