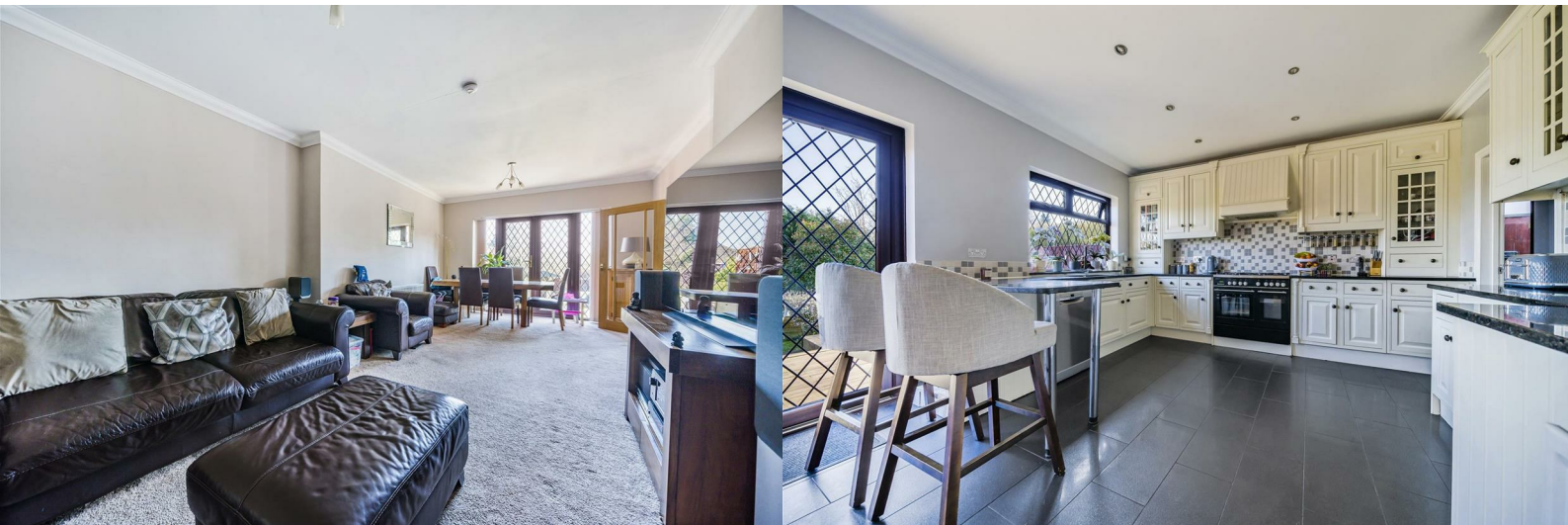




10 Cambray Road

, Orpington, BR6 0EE

£1,125,000



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## Description

An attractive, and most deceptively spacious detached family residence situated in this much-sought after location on the edge of the Knoll, and within easy walking distance of the highly regarded Perry Hall school. The well presented accommodation is set over two floors, and includes potentially five bedrooms (master with en-suite shower room), as well as a particularly spacious reception room and kitchen/breakfast room, with separate utility room. There are two four piece bathroom suites. The layout of rooms easily lends itself to creating a suite of rooms downstairs for a teenager or elderly relative if needed, and the large and double aspect landing easily creates a study/office working space. The rear garden measures well over 100'0" and comprises areas of lawn, decked seating areas with recessed hot tub, together with large remote controlled awning with lighting and heating. At the rear boundary there is a large summer house with power and lighting, and this could have a wide variety of uses. To the front there is a "Carriage driveway" providing ample off road parking and giving access to the garage. Cambray Road is accessible to the mainline station, as well as the High Street, bus routes and many popular schools including the aforementioned Perry Hall school, as well as Crofton primary school, and St Olaves and Newstead Wood grammar schools. Viewing is essential to appreciate just how much accommodation that charming property offers, coupled with it's enviable convenient location.

## Porch

An attractive canopied vestibule, with UPVc entrance door with leaded light effect inserts, to:

## Hallway

With attractive oak flooring, and a staircase leading to the first floor landing. Two double panel radiators. Coving to ceiling. Two storage/cloaks cupboards. Downlighting. Coving to ceiling.

## Downstairs Family Bathroom

A large family bathroom with a four piece suite comprising:- Fully tiled shower cubicle; panel bath with hand held shower attachment; low level WC; and inset vanity wash hand basin within surround and with cupboards and drawers under. Partly tiled walls with decorative border. Coving to ceiling. Downlighting. Extractor fan. Ladder style radiator. Double glazed diamond leaded light effect obscure window to the side. Ceramic tiled flooring.

## Lounge

Double glazed diamond leaded light effect French doors leading onto the rear garden, and with matching adjacent full height windows to

either side. Two double panel radiators. Coving to ceiling. Door returning to the hallway. Attractive glazed double doors leading to:-

## Kitchen/Breakfast Room

An attractive feature of the property, and fitted with an extensive range of wall, base and drawer units together with matching display cabinets and wine rack. Colour coordinated granite worktops with integrated drainer and inset one and a half bowl stainless steel sinks. "Swan neck" mixer tap over. Pelmet lighting. Matching breakfast bar. Ceramic tiled flooring. Coving to ceiling. Downlighting. Partly tiled walls. Space for five burner stove with extractor above within decorative canopy. Space and plumbing for dishwasher. Two single panel radiator. Double glazed diamond leaded light effect window overlooking the rear garden, plus double glazed diamond leaded light effect French doors opening directly onto the rear garden. Down to:-

## Utility Room

With UPVc doors leading to both the rear garden, and to a small courtyard (with fixed storage cupboard) which in turn leads to the garage. Range of base units with colour coordinated worktops and inset stainless steel single bowl single drainer sink unit. Ceramic tiled flooring. Space for tumble dryer. Space and plumbing for washing machine. Space for American style fridge/freezer. Partly tiled walls. Wall mounted gas fired central heating boiler.

## Bedroom 4

Double glazed diamond leaded light effect bow window to the front, and with double panel radiator beneath. Coving to ceiling. Downlighting.

## Bedroom 5 / Sitting Room

Double glazed diamond leaded light effect bow window to the front, and with double panel radiator beneath. Coving to ceiling. Downlighting.

## First Floor Landing with Study Area

## Bedroom 1

(with part sloping ceiling). A double aspect room with double glazed diamond leaded light effect window to the front, plus double glazed diamond leaded light effect window overlooking the rear garden. Double panel radiator. Downlighting. Door to:-

## En-Suite Shower Room

Fitted with a white suite comprising:- fully tiled shower cubicle; low level WC; and wall mounted wash hand basin with tiled splashback. Single panel radiator. Extractor fan. Downlighting. Double glazed diamond leaded light effect obscure window to the rear.

Tel: 01689 821904



## Bedroom 2

(with part sloping ceiling). A double aspect room with double glazed diamond leaded light effect window to the side, plus double glazed diamond leaded light effect window overlooking the rear garden.

## Bedroom 3

(with part sloping ceiling). Double glazed diamond leaded light effect window to the front. Downlighting. Double panel radiator. Downlighting. Double panel radiator.

## Upstairs Family Bathroom

A second, large family bathroom with a four piece suite comprising:- Fully tiled shower cubicle; bath with tiled surround and hand held shower attachment; WC with concealed cistern and adjoining inset vanity wash hand basin within surround and with cupboards and drawers under. Colour coordinated tiled walls with decorative borders. Coving to ceiling. Downlighting. Extractor fan. Ladder style radiator. Ceramic tiled flooring. Double glazed diamond leaded light effect obscure window to the side.

## Garage

With up and over door to front. power and lighting. Door leading to the courtyard, and onto the utility room.

## Front Garden

Block paved "carriage driveway" with plant, shrub and hedge borders.

## Rear Garden

A particular feature of this property. A large, secluded rear garden with an approximate easterly aspect. Immediately behind the house, there is a large decked area on several tiers with areas for sitting and relaxing, entertaining an outside dining. Within the decking there is

recessed lighting, as well as an inset jacuzzi. Attached to the rear of the property there is an electric remote controlled awning, with lighting and heater. Steps lead down to two tiers of lawn with well stocked plant, shrub and hedge borders. Trees. To the rear boundary, there is a large timber garden shed. There is a further octagonal shaped terrace area, plus a further decked area- and this leads to a particularly good sized summer house/outbuilding with power and lighting and which offers a variety of recreational uses. There is outside lighting, and an outside water tap.

## Agent's Notes

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

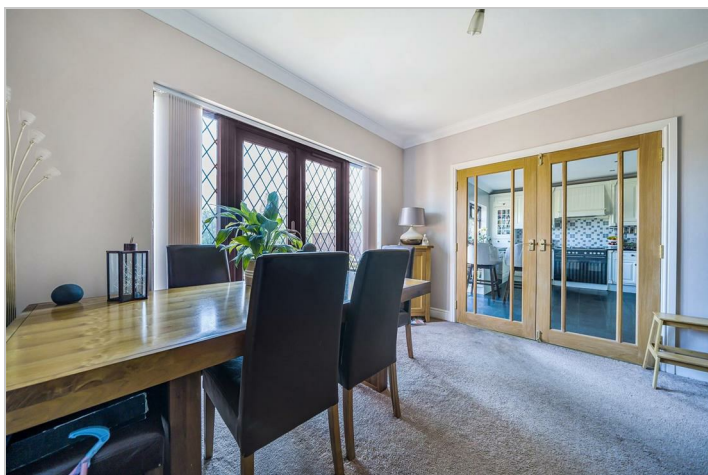
Total Square Meters: 208.5 including outbuildin

Total Square Feet: 2246 including outbuildin

Room Dimensions: As per floorplan

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](mailto:orpington@edmund.co.uk)



Road Map



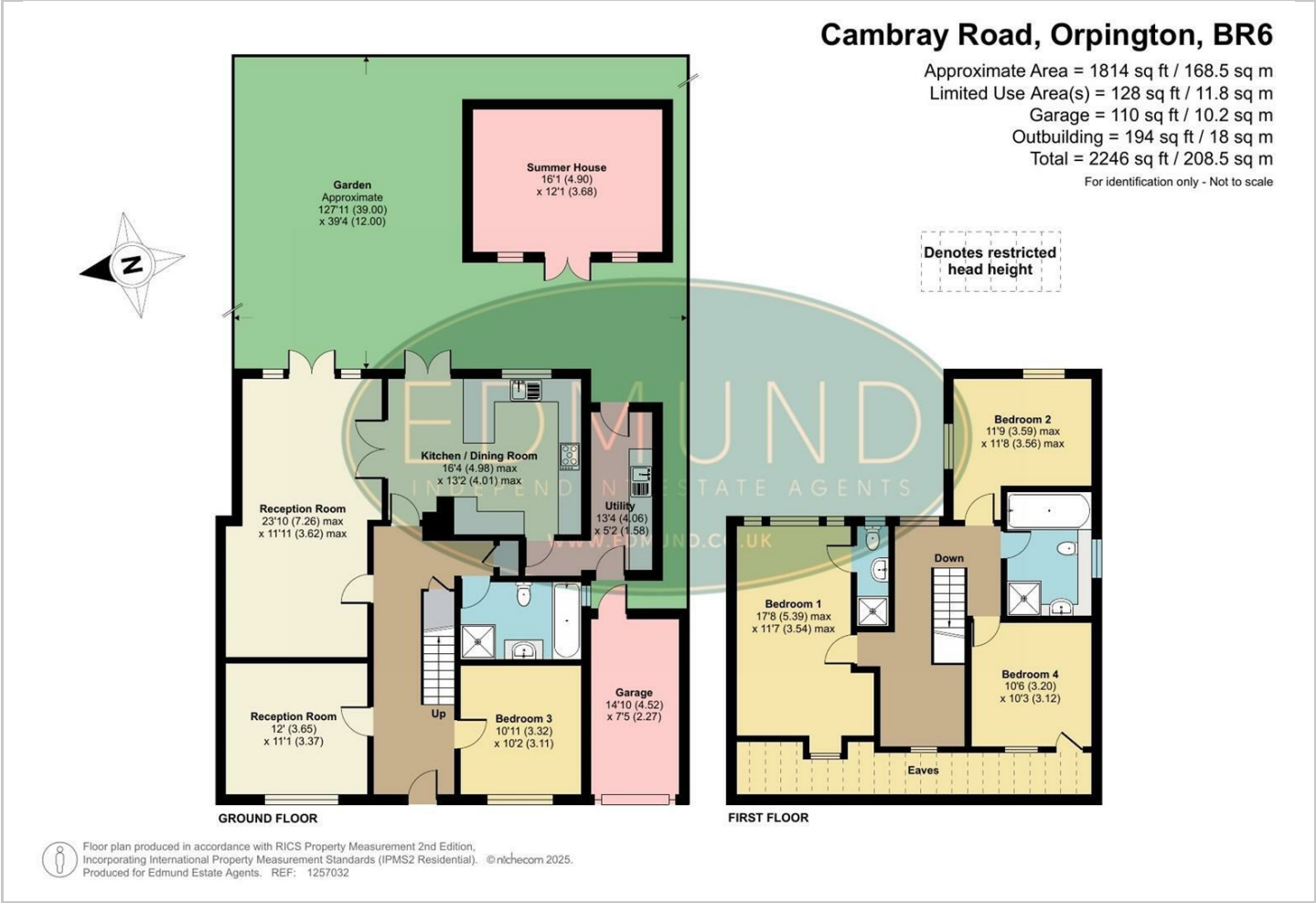
Hybrid Map



Terrain Map



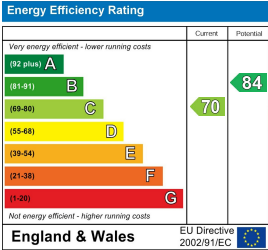
Floor Plan



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.