



18 Broxbourne Road, Orpington, BR6 0AY
£950,000 Freehold

18 Broxbourne Road, Orpington,
BR6 0AY

- Extended 4 bed detached house
- Stunning 110 x 45 west facing garden
- Prestigious road
- Two large reception rooms
- Potential to extend STPP
- Large kitchen/breakfast room
- No chain
- Lovely reception hall
- Character features
- Close to local amenities



A vacant and extended detached house situated in this highly regarded road close to local amenities. Internally the accommodation comprises 4 bedrooms and a family bathroom upstairs whist downstairs there is a lovely large reception hall, well appointed reception rooms with feature fireplaces, downstairs shower room, utility room and a large kitchen/dining room. There are many character features (including an original servants bell) The property sits on a super large West facing plot with an established rear garden. In addition there is a garage with private drive. Close to local amenities, there is potential to extend STPP. Internal viewing strongly recommended.

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "G"

EPC Rating: "E"

Total Square Meters: 179

Total Square Feet: tbc approx. 1935

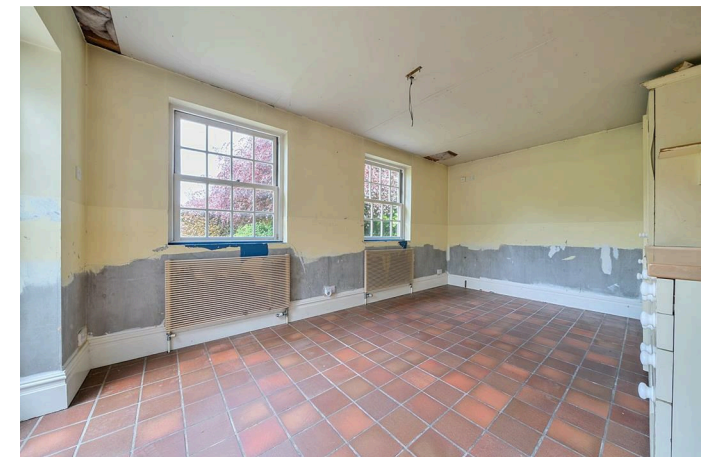
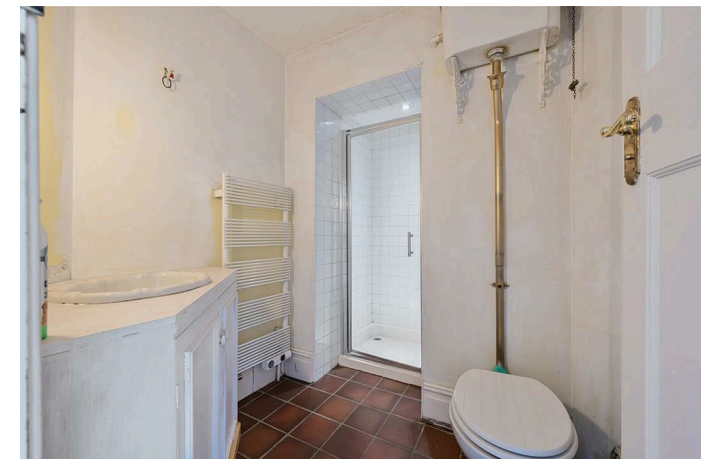
Room Dimensions: As per floorplan

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

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

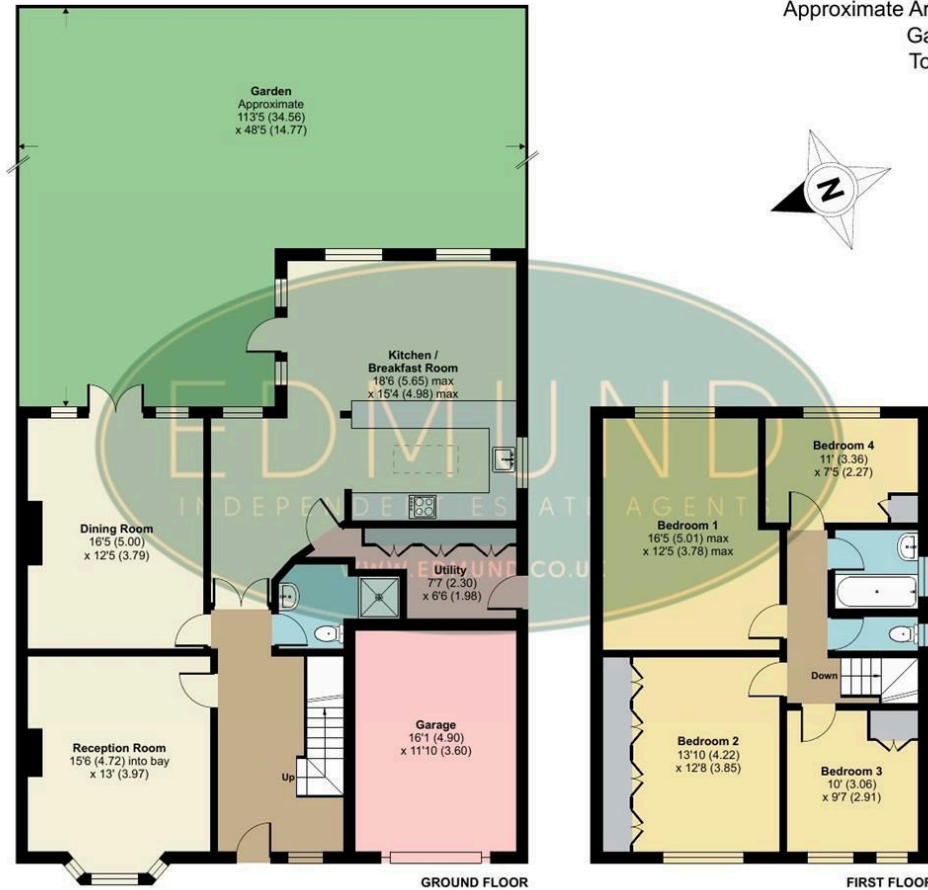
Viewing

Strictly by appointment with Edmunds Orpington 01689 821904. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



Broxbourne Road, Orpington, BR6

Approximate Area = 1754 sq ft / 162.9 sq m
 Garage = 181 sq ft / 16.8 sq m
 Total = 1935 sq ft / 179.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Edmund Estate Agents. REF: 1286207

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 47 | 65 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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