



## 45 Broxbourne Road, Orpington, BR6 0AZ

Nestled on the desirable Broxbourne Road in Orpington, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With an expansive layout, the property boasts Two well-appointed reception rooms, providing ample space for both relaxation and entertaining.

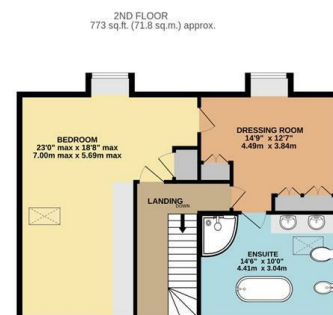
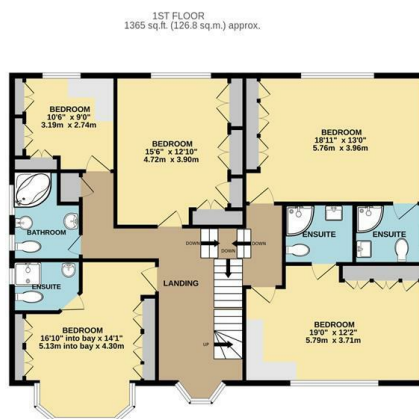
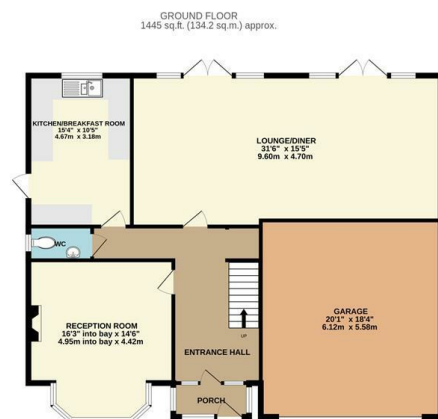
The residence features seven generously sized bedrooms, ensuring that there is plenty of room for family members and guests alike. Each bedroom is designed to offer a peaceful retreat, with natural light flooding in to create a warm and inviting atmosphere. The property also includes three modern bathrooms, thoughtfully designed to cater to the needs of a busy household.

For those with vehicles, the property provides convenient parking for up to three cars, a valuable asset in this sought-after area. The surrounding neighbourhood is known for its friendly community and excellent local amenities, including outstanding schools, parks, station and shops, all within easy reach.

This remarkable home on Broxbourne Road is not just a place to live; it is a lifestyle choice that offers both comfort and convenience. Whether you are looking to entertain guests or enjoy quiet family evenings, this property is sure to meet your needs. Do not miss the opportunity to make this splendid house your new home.

**£1,650,000**

- Large Detached House
- Garage
- Large garden
- 7 Bedroom
- Off street parking for 3 cars
- Various ensuites
- Close to outstanding schools
- .05 mile to Orpington train station
- Council Tax G
- EPC D



TOTAL FLOOR AREA : 3582 sq.ft. (332.8 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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