



8 Kedleston Drive, Orpington, Kent, BR5 2DR  
£740,000



## 8 Kedleston Drive, Orpington, Kent, BR5 2DR

- Attractive Detached Family Home
- Extended to Offer Three Bedrooms, Two Receptions & Conservatory
- Well Presented Rear Garden
- Side Access, Garage & Workshops
- Excellent Location Between Petts Wood & Orpington
- Ground Floor Bathroom & First Floor Shower Room

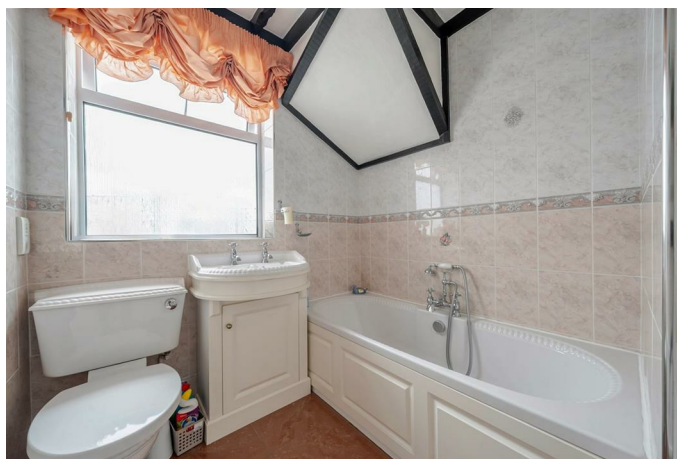




A wonderful opportunity to acquire this well presented, detached, three bedroom family home, which offers a tremendous amount of accommodation, but also with the potential for further extensions (STPP). Approached via a paved driveway, the property has a spacious entrance hallway which leads to two sizable reception rooms, a conservatory and fitted kitchen. On the first floor there are three well appointed bedrooms and a modern shower room. Externally the property features a well presented rear garden which offers a sought after entertaining patio and to the rear of the garden two large workshops. Further features include a ground floor bathroom, a utility room and spacious garage. The property is located between Petts Wood and Orpington with excellent access to a host of excellent local schools and mainline stations. A viewing to appreciate this excellent family home comes highly recommended.

## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. 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.



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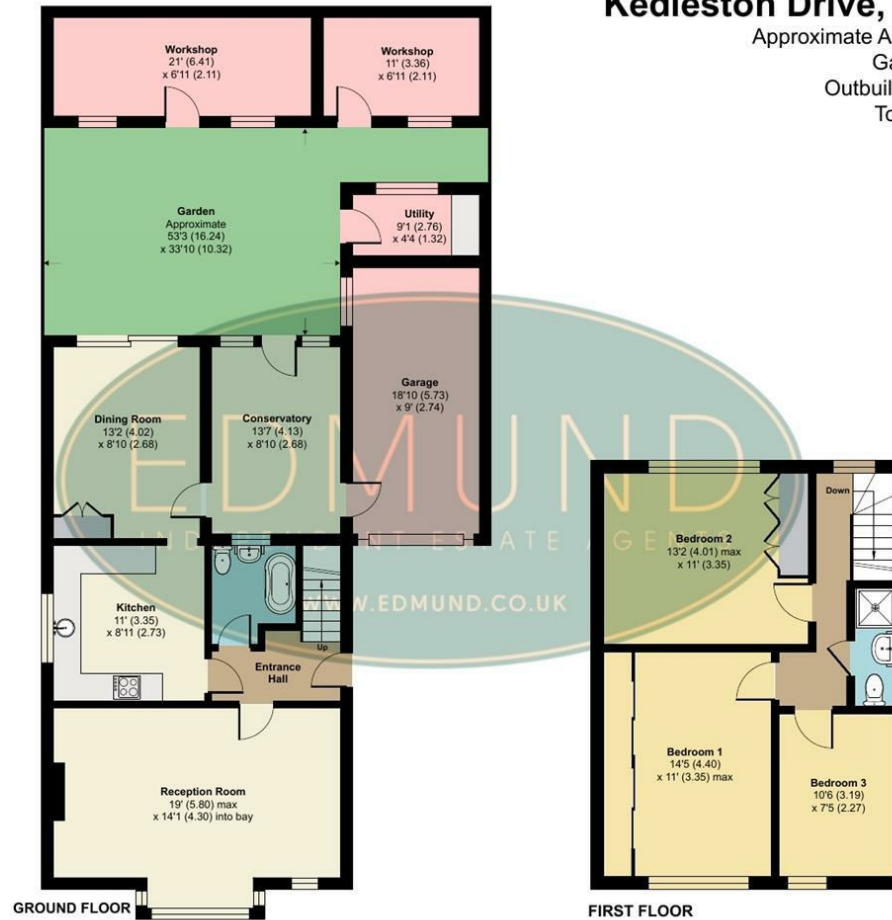
Approximate Area = 1201 sq ft / 111.6 sq m

Garage = 169 sq ft / 15.7 sq m

Outbuildings = 261 sq ft / 24.2 sq m

Total = 1631 sq ft / 151.5 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). © nitchecom 2024. Produced for Edmund Estate Agents. REF: 1346179

### 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	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01689 819991

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