



Sevenoaks Road, Orpington, Kent, BR6 9JL

Asking Price £1,100,000 Freehold



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Property Description

Built in the 1930's, this substantial detached family home is set back from the road behind a "Carriage" driveway. The property has been a lovely family home for over 30 years and offers a flexible layout of the accommodation. The house has been well maintained, is well presented, and has great potential to extend/alter, subject to planning permission. The garage has recently been extended and reroofed to accommodate a modern large family saloon and has an electric up and over door. The accommodation is complimented by an approx. 50m x 15m secluded rear garden, with brick built outbuilding 5.5m x 2.5m suitable for a studio or home office, metal gazebo and two garden sheds (one including an outside toilet). There are solar panels fitted, that - the seller advises - generate an average income of £1,000-00 per annum. Within a short walk of the mainline station and High Street. A selection of sought-after schools, including St Olaves, Newstead Wood, and Warren Road, are all within walking distance. Viewing is highly recommended.

Porch

Double glazed windows and door. Entrance door to:-

Entrance Hall

Contemporary style upright panel radiator. Coved ceiling. Wall light points. Down lighting. Multi panel doors and sidelights to lounge.

Cloakroom

Fitted with a white contemporary suite: low level WC, and inset vanity wash hand basin within surround. Fitted cupboards. Double panel radiator. Coved ceiling. Door to:-

Utility Room

11'4" x 4'9" (3.45 x 1.45)

With space and plumbing for washing machine and tumble dryer. Double glazed leaded light effect windows to rear and side.

Study

8'11" x 6'5" (2.72 x 1.96)

Double glazed multi pane window to front. single panel radiator. Picture rail

"L" Shaped Reception Room

Comprising:-

Lounge Area

Double glazed leaded light effect window to front. Two double glazed leaded light effect windows to side. Double glazed Bi-fold doors to rear garden. Coved ceiling. Down lighting. Two double panel radiators. Open to:-

Dining Area

Double glazed high level window to side. Double panel radiator. Down lighting. Deep shelved pantry cupboard with light and double glazed multi panel effect window to rear.

Inner Lobby

Under stairs cupboard with lighting. Stairs to first floor with deep cupboard under. Laminate flooring. Aluminium double glazed door to garden.

Kitchen

Fitted with a range of wall, base and drawer units and colour coordinated worktops with inset one and a half bowl sink unit with both mixer tap and pure drinking water tap. Partly tiled walls. Double glazed multi pane effect window overlooking the rear garden. Appliance space. Laminate flooring. Space for gas cooker with extractor fan above. Recess for microwave.

First Floor Landing

Double glazed multi pane effect window on half landing. Large airing cupboard. Access to loft.

Bedroom 1

Double glazed multi pane effect window to front with secondary double glazing. Double panel radiator. Picture rail. Fitted bedroom furniture including wardrobes with drawer units, dressing table, additional chest of drawers unit, and bedside tables.

Bedroom 2

Double glazed multi pane effect window to front with secondary double glazing. Double panel radiator. Coved ceiling. Corner wall mounted vanity wash hand basin in recess.

Bedroom 3

Double glazed multi pane effect window to front. Picture rail. Corner wall mounted wash hand basin in recess. Ladder style radiator.

Bedroom 4

Double glazed multi pane effect window over looking rear garden. Pedestal wash hand basin. Fitted wardrobes. Electrical storage radiator.

Bathroom

A spacious family bathroom fitted with a white contemporary suite comprising; large Jacuzzi bath, Low level WC, pedestal wash hand basin, and fully tiled shower cubicle. Fully tiled walls with decorative border. Built-in medicine cabinet. Deep storage cupboard with window. Double glazed opaque window to side. Extractor fan.

Additional Shower Room

Fitted with a white suite comprising; low level WC, pedestal wash hand basin, and large fitted shower cubicle. Fully tiled walls with decorative border. Ladder style radiator. Double glazed multi pane effect window to rear. Extractor fan.

Front Garden

Block paved "Carriage" driveway providing parking for several vehicles. Borders.

Tel: 01689 821904

Garage

18'0" x 11'10" (5.49 x 3.61)

Reroofed. With electric remote controlled roller shutter door to front. Fully boarded loft for storage. Power and light. Door to:-

Garden Room

11'10" x 9'2" (3.61 x 2.79)

Power and lighting. Double glazed window overlooking the garden.

Outside Store

18'0" x 8'2" (5.5m x 2.5m)

To the side of the property. Housing boiler

Rear Garden

164'0" x 49'2" (50m x 15m)

A lovely feature of this property. Side passage with locked, bolted side gate. Crazy paved terrace. Fountain. Brick built shed/workshop with power and light. Large expanse of lawn with mature established borders. Wildlife area at the rear boundary. Trees. Compost area. Large fishpond. 2nd nature pond. Additional raised terrace. Shed and green house. Additional shed with outside toilet and wash hand basin with lighting.

Agent's Note

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: "D"

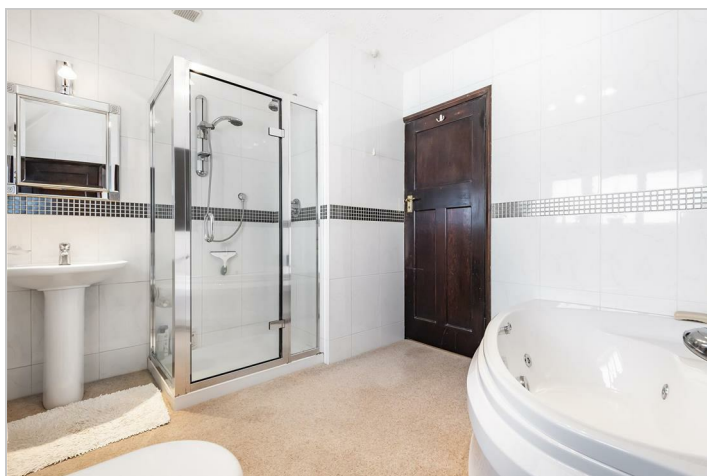
Total Square Meters: Approx. 164 (excludes garage/outbuilding)

Total Square Feet: Approx. 1765 (excludes garage/outbuilding)

Room Dimensions: As per floorplan

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

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





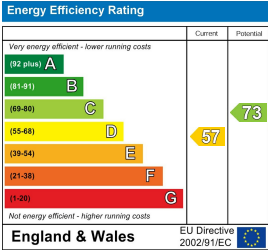
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.