



Footbury Hill Road, Orpington, Kent, BR6 0HP

£650,000 Freehold



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Description

A charming character detached house, originally built in the 1920s, situated in a quiet no-through road just a short distance from Ofsted "Outstanding" Perry Hall Primary School and Poverest Recreation Park at the end of the road,

The accommodation comprises three first floor bedrooms, along with a separate shower cubicle and separate WC, all leading from a spacious landing which could serve as an ideal study area. A distinctive spiral staircase leads down to the main focal point of the home – a superb lounge featuring a fireplace and attractive ornate coving.

There is a modern kitchen opening into a conservatory, which in turn overlooks the delightful west-facing garden, measuring approximately 100ft in length. The property also benefits from a convenient downstairs bathroom, which has been refitted in recent years. There may also be potential to create parking in the front garden if required, subject to consents for a cross-over from the local council.

Entrance Porch

Entrance door to the front. Door to:-

Lounge

Double glazed multi pane effect bow window to the front with internal shutters. Further double glazed window to the side. Two panel radiators. Feature fireplace with tiled surround. Built-in cupboard. Ceiling rose. Coving to ceiling. Feature spiral staircase leading to the first floor landing.

Inner Lobby

Door to the side.

Kitchen

Fitted with a range of matching wall and base units. Enclosed Butler sink. Quartz work surfaces. Double glazed window to the front. Double glazed window and door onto the conservatory. Partly tiled walls. Space and plumbing for washing machine. Tiled floor. Panel radiator.

Conservatory

With double glazed windows overlooking the rear garden, and double glazed French doors.

Downstairs Bathroom

Accessed from the inner lobby. Refitted, and comprising:- panel bath with mixer taps and shower attachment; low level WC; and vanity wash hand basin unit. Spotlights. Double glazed window to the rear.

First Floor Landing

a spacious landing which could serve as an ideal study area. Storage cupboard. Door to:-

Shower Cubicle

Refitted. Enclosed fully tiled shower cubicle

Separate WC

Refitted low level WC.

Bedroom 1

A double aspect room with double glazed multi pane effect window to the front with internal shutters, plus an additional double glazed window to the side. Panel radiator. Built-in wardrobe Access point to the loft space.

Bedroom 2

Another double aspect room with double glazed window to the rear overlooking the garden, plus an additional double glazed multi pane effect window to the front. Panel radiator. Additional access point to the loft space.

Bedroom 3

Double glazed window to the rear overlooking the garden. Panel radiator. Cupboard housing the wall mounted gas fired central heating boiler.

Front Garden

With garden gate to front, and borders. There may also be potential to create parking in the front garden if required, subject to consents for a cross-over from the local council.

Rear Garden

A lovely west facing rear garden. Laid mainly to lawn, with mature shrub, hedge and plant borders. Trees. Patio. Hose tap.

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: "E"

EPC Rating: C

Total Square Meters: 109

Total Square Feet: 1177

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



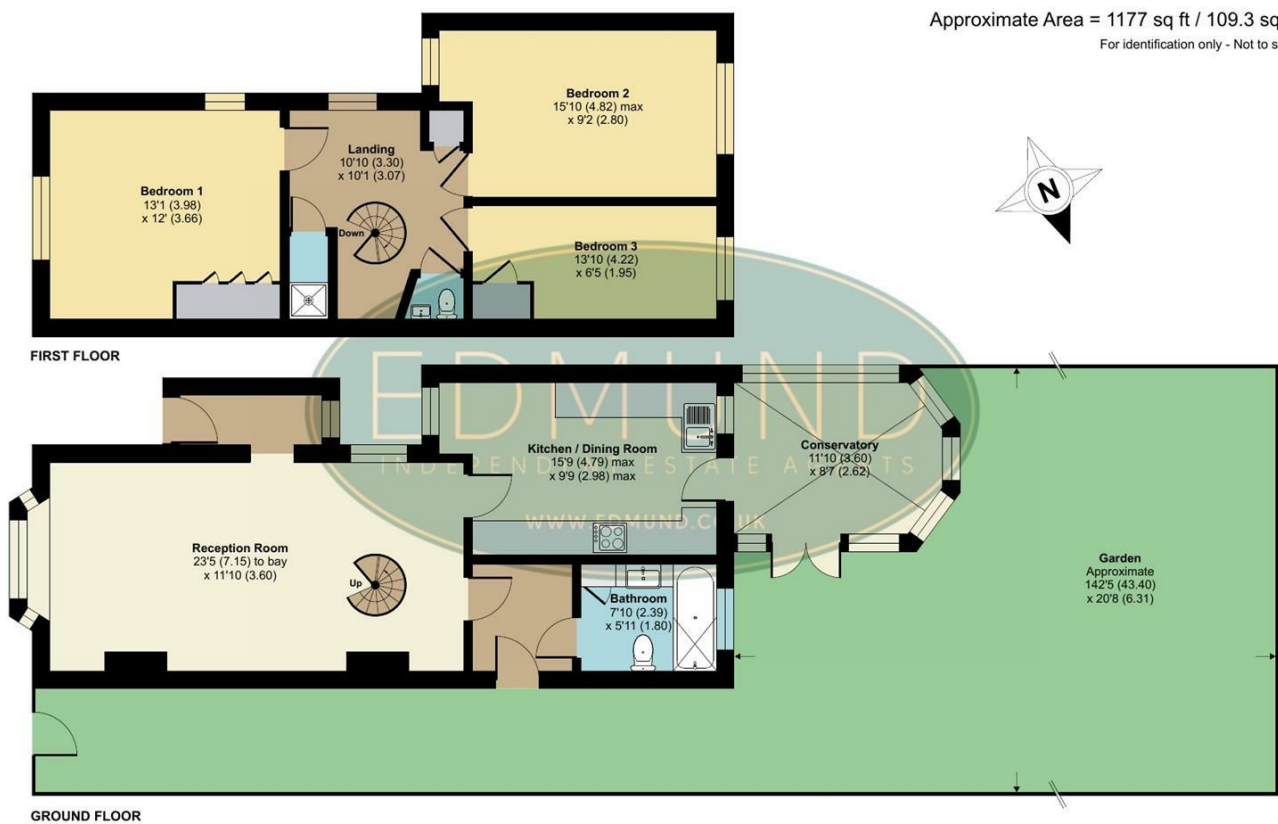


Floor Plan

Footbury Hill Road, Orpington, BR6

Approximate Area = 1177 sq ft / 109.3 sq m

For identification only - Not to scale

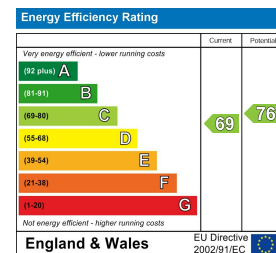


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Edmund Estate Agents. REF: 1440445

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



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