







This substantial six bedroom detached house is located in a quiet and attractive residential road conveniently placed for many local facilities including the villages of Locksbottom and Petts Wood. Romany Rise is ideally located for the well regarded Crofton and Darrick Wood schools and offers access to both Petts Wood and Orpington mainline stations.

The accommodation is expansive and well laid out and to the ground floor are three reception rooms comprising a living room with bay window and wood burning stove, dining room with panelled walls and clay gate fireplace and a family room with views over the rear garden. There is a spacious L shaped kitchen diner and utility room. The panelled entrance hallway adds character and has a downstairs cloakroom.

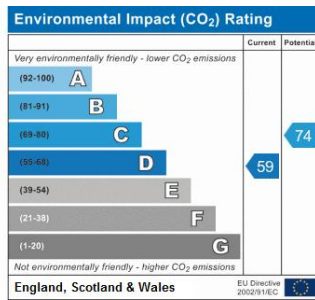
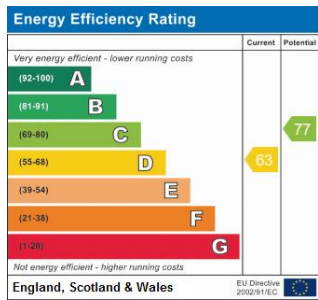
To the first floor are six bedrooms, including four good sized doubles two of which have en-suite shower rooms. There is a family bathroom and separate wc and provides excellent space for large families.

The rear garden is approximately 140 feet in length and is mainly laid to lawn with established borders providing seclusion. To the front of the house is off street parking and access to a double garage.

We strongly recommend an internal viewing.







Please refer to

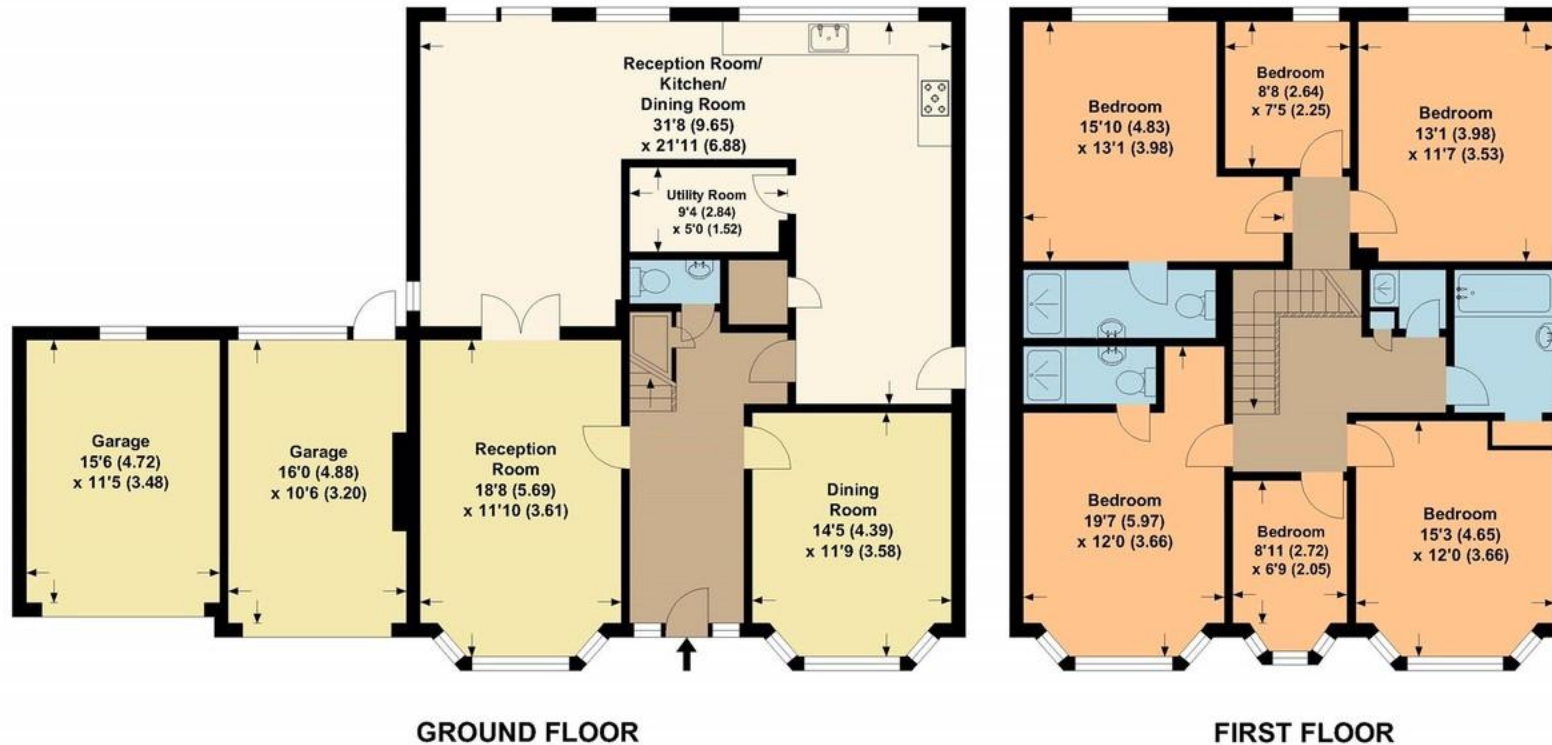
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to view our full area guides



## Romany Rise

APPROX. INTERNAL FLOOR AREA 2293.72 SQFT / 213.09 SQM.  
(Ex Garage)



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

