



## Dorado Gardens, Orpington, Kent, BR6 7TD

£650,000 Freehold



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### Description

Located in this select cul-de-sac of similar executive style homes, this Neo-Georgian detached family home is offered to the market "chain-free", and really must be viewed to be fully appreciated. Whilst some up-dating may be necessary, the property has been well cared for by the same family for many years, and it clear to see that it has been a loving home. The particularly spacious accommodation includes hallway leading to an inner lobby area with ample storage, cloakroom, kitchen, and large "L" shaped lounge and dining area which overlooks the rear garden. To the first floor, there are four bedrooms (the master benefitting from an en-suite shower room), and family bathroom. The rear garden comprises a wide area of lawn, large terrace, and greenhouse. Attached to the side is a tandem length garage, and there is a private driveway to the front. On the Orpington and Chelsfield borders, thus being accessible to either mainline station, the property is situated just off the lovely semi-rural Chelsfield Lane, with access to the R9 bus route, local shops and schools. Greenbelt countryside, Goddington Park, as well as Junction 4 of the M25 are all close by.

### Hallway

"Georgian" style entrance door to front. Single panel radiator. Glazed partition, and multi pane door to:-

### Inner Lobby

Coving to ceiling. Large cloaks cupboard. Additional louvre double doored large cupboard housing wall mounted gas fired central heating boiler.

### Cloakroom

Fitted with a modern white suite comprising:- low level WC, and wall mounted vanity wash hand basin. Double glazed multi pane effect frosted window to side. Marble effect partly tiled walls. Single panel radiator.

### Lounge & Dining Area

21'1" x 20'2" maximum (6.43m x 6.15m maximum)

A large "L" shaped room divided into two sections by a distinctive archway. Double glazed multi pane effect French doors, and matching large window onto the rear garden. Three single panel radiators. Coving to ceiling. Open tread staircase leading to the first floor landing. Serving hatch to Kitchen. Two multi pane doors - one with adjacent glazed panel - return to the inner lobby.

### Kitchen

12'7" x 7'4" (3.84m x 2.24m)

Fitted with a range of oak effect wall, base and drawer units with marble effect worktops. Fully tiled walls with decorative inserts. Inset stainless steel one and half bowl sink unit with mixer tap over. Built-in fridge, and dishwasher. Appliance space for slot in cooker with gas point and extractor hood above, and space and plumbing for washing machine. Double glazed multi pane effect bow window to front with deep cill and display shelf. Coving to ceiling. UPVc door to side. Door leading to the hallway.

### First Floor Landing

Large double glazed multi pane effect window to side. Access to loft. Coving to ceiling. Built-in airing cupboard housing hot water cylinder.

### Bedroom 1

12'9" x 12'5" max (3.89m x 3.78m max)

Double glazed multi pane effect window to front, and with single panel radiator beneath. Coving to ceiling. Fitted wardrobes Built-in cupboard. Reeded glass door and adjacent matching panel to:-

### En-Suite Shower Room

Fitted with a coloured suite comprising:- shower recess with shower, and curtain; wall mounted wash hand basin; and low level WC. Single panel radiator. Fully tiled walls with decorative inserts. Double glazed multi pane effect frosted window to side. Extractor.

### Bedroom 2

12'5" x 12'2" max (3.78m x 3.71m max)

Double glazed multi pane effect rear window overlooking the garden, and with single panel radiator beneath. Coving to ceiling. Built-in louvre double doored cupboard.

### Bedroom 3

12'2" x 8'5" max (3.71m x 2.57m max)

Double glazed multi pane effect window to rear overlooking the garden, and with single panel radiator beneath. Built-in louvre doored cupboard.

### Bedroom 4

9'8" x 8'5" max (2.95m x 2.57m max)

Double glazed multi pane effect window to front, and with single panel radiator beneath. Coving to ceiling.

Tel: 01689 821904

## Family Bathroom

Fitted with a coloured suite comprising:- bath with tiled side panel, shower attachment over, and screen; pedestal wash hand basin; and low level WC. Fully tiled walls with decorative inserts,. Coving to ceiling. Double glazed multi pane effect frosted window to side. Single panel radiator. Extractor.

## Tandem Length Garage

29'6" x 8'7" (8.99m x 2.62m)

With electric remote controlled roller shutter door to front, and double glazed door and window onto the rear garden. Power and lighting. Gas and electric meters.

## Front Garden

Block paved driveway allowing off road parking and providing access to the garage, Area of lawn with plant and shrub borders. Crazy paved pathway. Outside water tap at side.

## Rear Garden

approximately 60'0" wide by 50'0" deep at maximum (approximately 18.29m wide by 15.24m deep at maximum)

Immediately behind the property there is a terrace with sun awning. Further seating area. Laid mainly to lawn with plant and shrub borders. Greenhouse. Gated pedestrian side access. New fencing.

## 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: "F"

EPC Rating: "C"

Total Square Meters: Approx. 209.4

Total Square Feet: Approx.

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

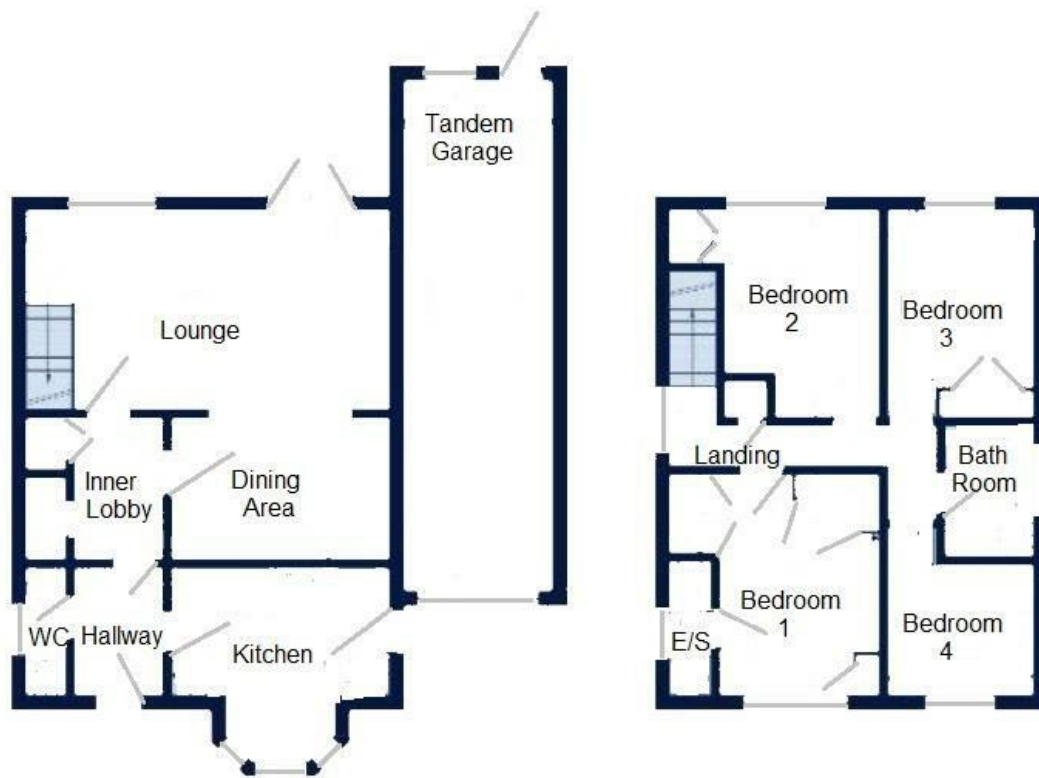
## Directions

From our offices adjacent to Tesco in Orpington, continue to the War Memorial. Take the second exit and proceed up Spur Road, and at the traffic lights turn left, then almost immediately right into Avalon Road. Follow this road all the way along, to the T-junction with Chelsfield Lane. Turn right into Chelsfield Lane. Dorado Gardens is the second turning on your right hand side (the first being Broad Walk).





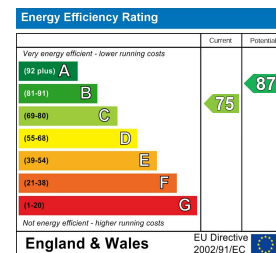
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto: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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