



30 Hillcrest Road

, Orpington, BR6 9AW

£975,000



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Description

A beautifully presented five bedroom family home offering substantial accommodation, and with an approximately 110'0 south facing rear garden, very conveniently situated in one of the most popular roads on the favoured south side of Orpington, just a short walk from St Olaves Grammar School for Boys. Orpington High Street with it's vast array of shops, restaurants, bars and coffee shops- together with the Odeon cinema complex - is easily accessible, as is Orpington mainline station with a fast and frequent commuter service to London. Originally built in the 1930s, and being one of only a few of purpose built four bedroom semi-detached houses in the road, the property has been a lovely family home to the current sellers for nearly twenty years, and has been extended and redecorated more recently. There are two sizeable reception rooms - both with feature fireplaces - a lovely, bright, kitchen / breakfast room, and a cloakroom, all on the ground floor and accessed from the welcoming entrance hallway. A dogleg staircase leads to the first floor where there are the five good sized bedrooms, four piece family bathroom, plus additional shower room. The aforementioned rear garden is a true delight and really enhances this lovely family home. There is parking to the front, plus an integral garage. Viewing is essential to appreciate all that this home has to offer.

Vestibule Porch

Entrance door to front. With lights, Storage units. Tiled flooring.

Entrance Hall

Dogleg staircase leading to the first floor landing, and with storage cupboard under. Panel radiator. Attractive wood effect flooring.

Lounge

With double glazed French doors, and sidelights with bespoke fitted internal shutters. Panel radiator. Attractive cast iron contemporary style fireplace with surround and modern pebble effect gas fire. Picture rail. Coving to ceiling. Attractive wood effect flooring.

Dining Room

Double glazed bay window to front with bespoke fitted internal shutters. Attractive contemporary style cast iron fireplace and

surround with modern pebble effect gas fire. Panel radiator. Wall light points. Picture rail. Coving to ceiling. Attractive wood effect flooring.

Kitchen / Breakfast Room

Attractively fitted with an extensive range of Oak wall, base and drawer units with black quartz worktops and up ends., and matching island breakfast bar unit. Integrated appliances to include Rangemaster range cooker, with extractor fan over; microwave; dishwasher; built in larder fridge and freezer, and wine chiller. Large built-in larder cupboard. Double glazed French doors leading to the rear garden. Roof lights. Double glazed windows overlooking the rear garden. Double glazed window to side. Ceramic tiled flooring. Downlighting. Door to cloakroom.

Cloakroom

Fitted with a contemporary style white suite comprising: low level WC; and vanity wash hand basin within unit with cupboard beneath, and with 'mosaic' effect tiled splashback. Panel radiator. Double glazed frosted window to side. Downlighting. Ceramic tiled flooring.

First Floor Landing

Access via retractable ladder to partly boarded loft space with lighting.

Bedroom 1

Double glazed bay window with bespoke fitted internal shutters with lovely views over the rear garden, and with panel radiator beneath. Attractive 'period' style cast iron fireplace. Picture rail. Coving to ceiling.

Bedroom 2

With double glazed bay window to front with bespoke fitted internal shutters. and with panel radiator beneath. Attractive 'period' style cast iron fireplace. Picture rail. Coving to ceiling.

Bedroom 3

Double glazed bow window to front with bespoke fitted internal shutters, and with panel radiator beneath. Picture rail. Coving to ceiling.

Tel: 01689 821904

Bedroom 4

Double glazed window overlooking the rear garden with bespoke fitted internal shutters. Panel radiator. Coving to ceiling. Picture rail.

Bedroom 5

Double glazed window to front with bespoke fitted internal shutters, and with panel radiator beneath.

Bathroom

Attractively fitted with a contemporary style four piece white suite comprising: bath with tiled side panel; WC with concealed cistern; vanity wash hand basin within unit with cupboard beneath; and fully tiled shower cubicle with large "rain drop shower head, plus attachments. Heated towel rail. Ceramic tiling with underfloor heating. Downlighting. Double glazed frosted window to rear Fully tiled walls with decorative border.

Shower Room

Attractively fitted with a white contemporary style suite comprising:- corner fully tiled shower cubicle with large "rain drop" shower head, plus attachments; low level WC, and vanity wash hand basin unit with cupboard beneath. Double glazed frosted window to side. Downlighting. Fully tiled walls with decorative border.

Front Garden

Own driveway with block paved parking for approximate three cars, and curved border.

Garage

Double timber doors to front. Plumbing for washing machine and space for condenser tumble dryer. Wall mounted gas fired central heating boiler, together with Mega Flow cylinder. Power points.

Rear Garden

110'0" approximately (33.53m approximately)

A lovely south facing garden. Immediately behind the property there is a large terraced area - ideal for entertaining, then laid mainly to lawn with established, well stocked shrub and plant borders. Hedge screening. Trees. Small fish pond. Additional seating area towards the rear boundary. Greenhouse. Timber garden shed. Outside lighting. Outside water 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: "F"

EPC Rating: D

Total Square Meters (excluding garage): Approx. 181

Total Square Feet:(excluding garage): Approx. 1955

Room Dimensions: 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



Road Map



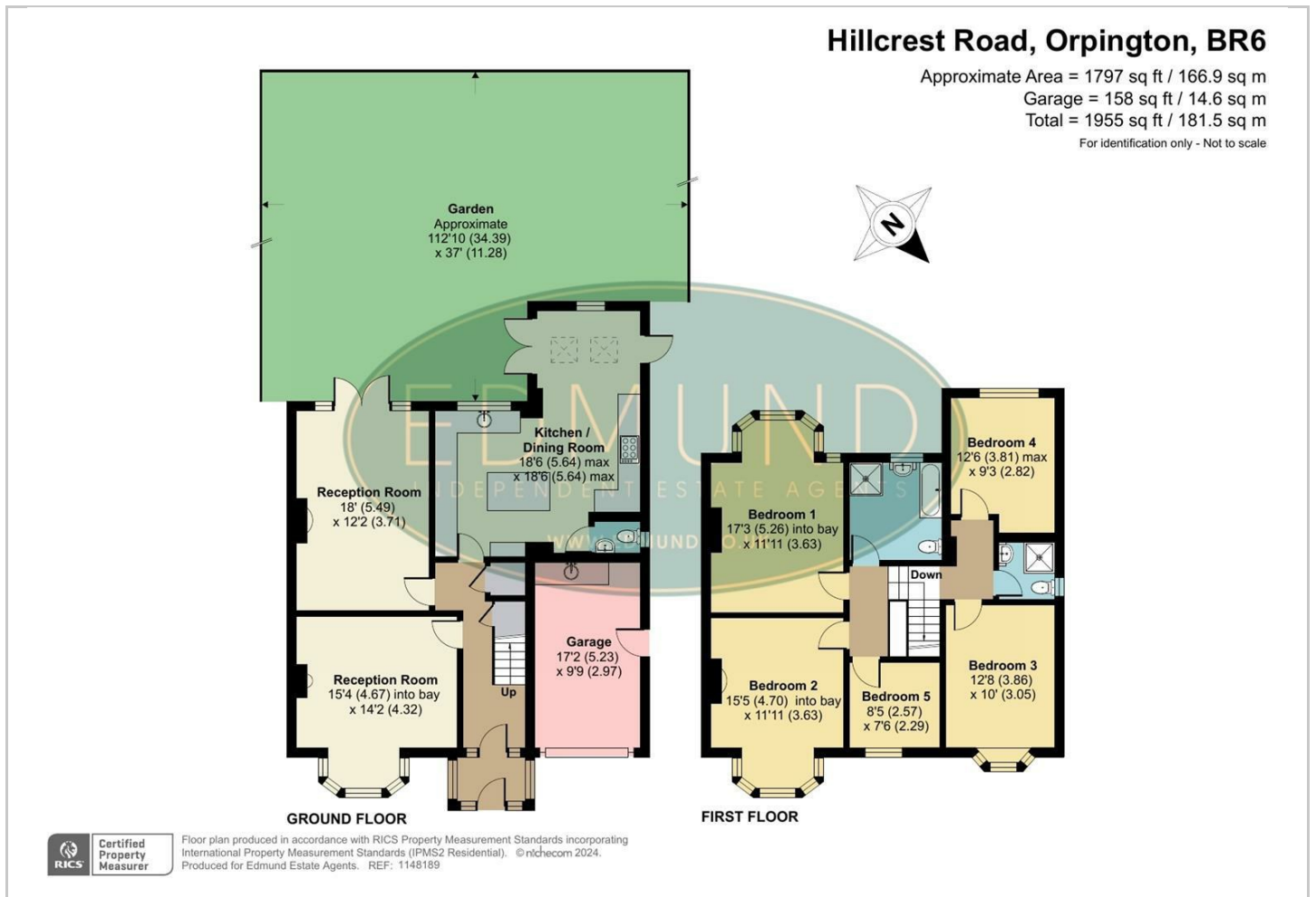
Hybrid Map



Terrain Map



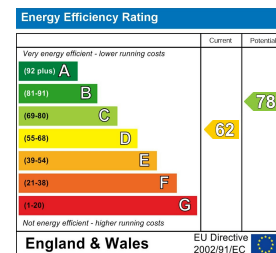
Floor Plan



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