



# 33 Felstead Road

, Orpington, BR6 9AA

Asking Price £800,000



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## Discription

A stunning semi detached close to Orpington High Street and other amenities which has been refurbished over the years to a very high standard. The accommodation comprises a master bedroom with luxury en-suite on the second floor, there are 3 further bedrooms (2 with wardrobes) along with another luxury 4 piece bathroom on the first floor, whilst on the ground floor is a dining room, extended lounge and extensively fitted kitchen with built in appliances. The property benefits from gas central heating, double glazing with shutters and a combination of wood flooring and carpets. Outside the garden was re-laid a couple of years ago and a new raised decking area was added. With parking and an attached garage internal viewing is strongly recommended.

## ENTRANCE HALL

Wood flooring, understairs cupboard, stairs to first floor, radiator

## RECEPTION ROOM

14'7" x 13'7" (4.44 x 4.14)

Double glazed leaded light bay window to front, wood flooring, attractive cast iron feature fireplace.

## RECEPTION ROOM

22'11" x 11'5" (6.99 x 3.48)

Double glazed French door to rear with side, wood flooring, radiator

## KITCHEN/BREAKFAST ROOM

18'7" x 11'1" (5.66 x 3.38)

luxury L shaped kitchen with matching wall and base units and built in appliances. Quartz worktops and

splash backs. Stainless steel inset 1/1/2 sink, tiled floor, cupboard housing boiler, double glazed window to side and rear plus double glazed door to rear.

## FIRST FLOOR

### BEDROOM

15'9" x 11'5" (4.8 x 3.48)

Double glazed leaded light bay window to front, range of fitted wardrobes, wood flooring, radiator.

### BEDROOM

12'5" x 11'5" (3.78 x 3.48)

Double glazed window to rear, laminate flooring, radiator, fitted wardrobe with shelving.

### BEDROOM

8'5" x 8'1" (2.57 x 2.46)

Double glazed leaded light window to front, radiator.

## BATHROOM

Luxury four piece suite with enclosed fully tiled shower, freestanding bath, close couple toilet, wash hand basin in vanity unit. Fully tiled floors and walls, double glazed opaque window to side.

## SECOND FLOOR

### BEDROOM

18'6" x 13'6" (5.64 x 4.11)

Double glazed window to rear, skylight to front, under eaves storage cupboard, radiator.

### ENSUITE

3 piece luxury suite comprising close coupled toilet, wash hand basin in vanity unit, enclosed fully tiled shower, tiled floor.

## REAR GARDEN

70'0" x 0'0" (21.34 x 0)

Approximately 70ft. Decking with steps down to lawn area with further decking area to rear

## FRONT GARDEN

Providing off street parking.

## GARAGE

16'6" x 9'5" (5.03 x 2.87)

Up and over door, power and light.

## AGENTS 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: "E"

Total Square Meters: 160

Total Square Feet: 1729

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto: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



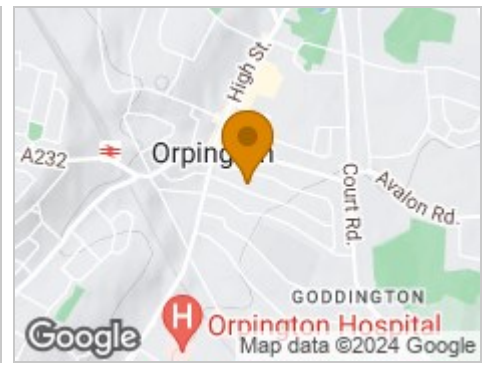
## Road Map



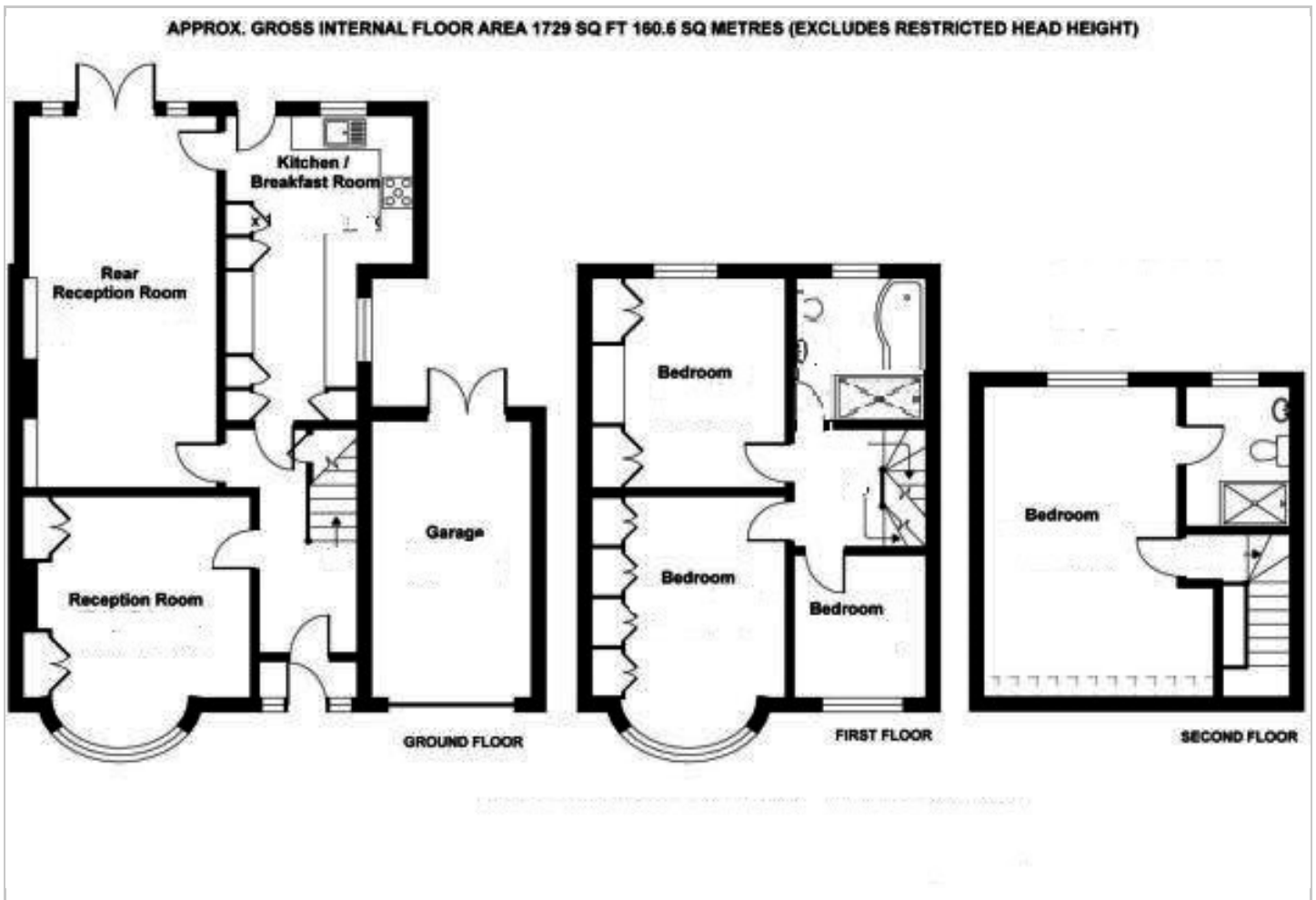
## Hybrid Map



## Terrain Map



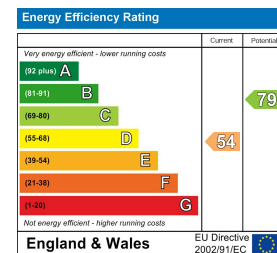
## Floor Plan



## 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



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.