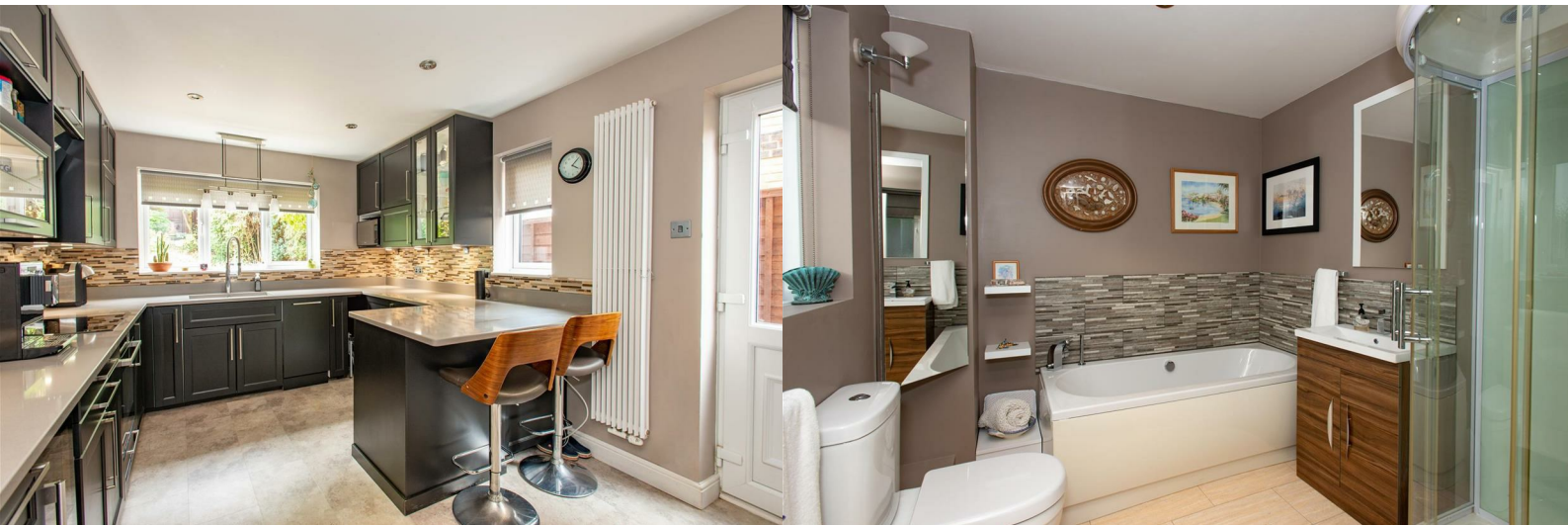




## Glastonbury Close, Orpington, Kent, BR5 4LF

Asking Price £860,000 Freehold





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## Description

**NO ONWARD CHAIN** An executive and attractive detached family home tucked away in the corner of this small cul de sac, comprising of just seven properties. Close to local amenities and St Olaves Grammar School for boys, the ground floor accommodation features 3 reception rooms, cloakroom plus a luxury bespoke and individually designed kitchen (with German made and efficient appliances). On the first floor are 3 good sized bedrooms, (master with En-suite) and family bathroom, and there is and a huge bedroom on the second floor which could (subject to building regs) be divided into two bedrooms or provide an En-Suite. The property is tastefully decorated and features replacement double glazing, gas central heating and attractive floor coverings (including Aqua Step flooring on the ground floor where fitted. There is a double garage at the front, with private driveways. Internal viewing is strongly recommended.

## Entrance Hall

Double glazed front door leading to hall with stairs to first floor, under stairs cupboard, Aqua Step flooring, radiator, double glazed opaque window to front.

## Cloakroom

Aqua Step flooring, low flow, raised height WC, wash hand basin in vanity unit. radiator.

## Lounge

15'5" x 14'5" (4.7 x 4.4)

Double glazed sliding doors to rear, double glazed windows to side and rear with shutters, two radiators, Aqua Step flooring, feature fireplace.

## Dining Room

13'1" x 10'2" (4.0 x 3.1)

Double glazed window to front with shutters, Aqua Step flooring, radiator.

## Study

11'9" x 7'10" (3.6 x 2.4)

Double glazed window with shutters to front, Aqua Step flooring, radiator.

## Kitchen

15'8" x 10'2" (4.8 x 3.1)

An individually designed kitchen with Blum soft-closing doors and drawers . Touch-dimmable LED pot lights, pendants and glass and under-cabinet lighting. Silestone quartz countertop Double inset sink with mixer taps, built in induction hob with extractor, built in oven, dishwasher and wine cooler, washing machine and convection dryer, double glazed windows to side and rear.

## First floor Landing

Double glazed window to front, storage cupboard, radiator.

## Bedroom

14'9" x 12'1" (4.5 x 3.7)

Double glazed window to rear, twin fitted wardrobes, radiator.

## En-suite Shower Room

Comprising fully tiled double shower cubicle, opaque window to side, low flow, raised height WC, heated towel rail, wash hand basin in vanity unit,

## Bedroom

12'9" x 10'2" (3.9 x 3.1)

Double glazed window to front, radiator, built in wardrobes.

## Bedroom

13'1" x 8'10" (4.0 x 2.7)

Double glazed window to rear, radiator, built in wardrobe.

## Family Bathroom

4 piece suite comprising paneled bath with shower attachment, fully tiled shower cubicle, low flow, raised height WC, wash hand basin in vanity unit, double glazed opaque window to front.

## Second Floor Landing

Eves storage cupboard, velux window to front.

## Bedroom

25'3" x 15'1" (7.7 x 4.6)

2 velux windows to the rear. 2 double glazed end windows with California shutters. Eves storage

## Outside

### Rear Garden

49'11" x 34'9" (15.24 x 10.6)

Landscaped with lawn area and Indian sandstone patio, side access, outside lighting

### Front Garden

Small lawn area

## Double Garage

20'0" x 16'8" (6.1 x 5.1)

With Hörmann remote controlled , power and light , separate electrical sub panel isolated from the house. with drive for two cars

## 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: "G"

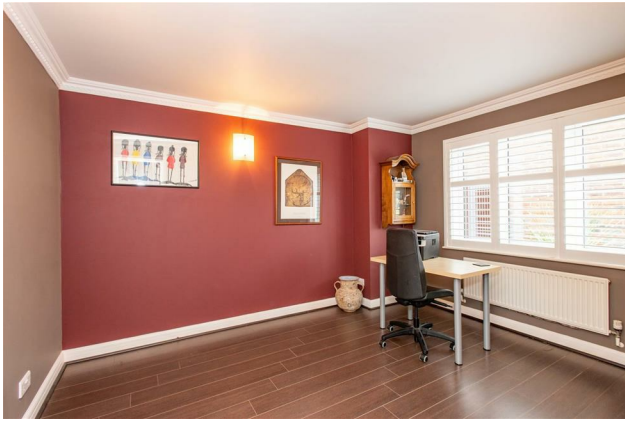
EPC Rating: "C"

Total Square Meters: Approx. 202

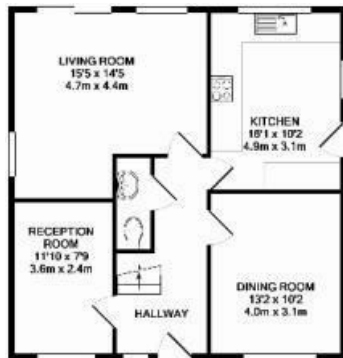
Total Square Feet: Approx. 2183

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

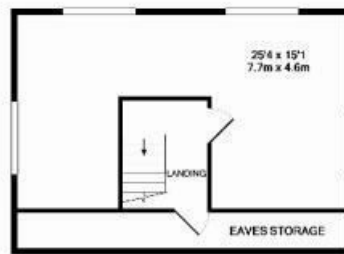




## Floor Plan



GROUND FLOOR



2ND FLOOR

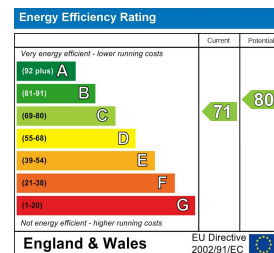
1ST FLOOR

Where only dimensions are given, they are approximate 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.

## 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.