

## Sevenoaks Road, Orpington, BR6

£1,200,000

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Please Quote Ref TH0310 For All Enquiries - Substantial four bedroom detached family home (1,993 Sq.Ft) with off street parking, double garage and glorious private garden, superbly situated in a sought after residential location. The property offers beautifully maintained accommodation, with flowing living space, a wealth of original features, and elegant interiors throughout, creating the perfect blend of comfort and convenience. Features include two bright and spacious reception rooms, ground floor study, a well equipped eat-in kitchen, two bath/shower rooms (one with Jack and Jill access), guest WC, gas central heating, double glazing, and quality floor coverings.





Externally, the garden provides the perfect space for al fresco entertaining, mainly laid to lawn with patio area to house and mature borders bursting with shrubs, trees and flowers.

Accommodation comprises central entrance hall leading into the impressive dual aspect reception room with double doors onto the garden. A further reception room provides the ideal space for formal dining and entertaining. To the rear of the property, the well equipped kitchen enjoys direct access onto the garden, as well as to a utility area with guest WC. The kitchen itself comprises a quality range of fitted wall and base units with work surfaces incorporating inset sink unit, gas hob with inbuilt extractor, wall mounted oven, and further space for appliances. A ground floor study provides additional versatile space.

To the first floor of the main house, there are four well proportioned double bedrooms – with Jack and Jill accessible en-suite shower to the principal bedroom, and further bedroom with walk-in wardrobe/dressing room. A family bathroom with corner bath suite completes the generous living space.

The property is conveniently located within just a short walk of Orpington station providing excellent commuter links into Central London, as well as regular bus routes connecting the surrounding area. The centre of Orpington itself is just a short distance away, providing an array of shops, cafes, bars, restaurants and amenities including a cinema, the Walnuts leisure centre and useful supermarkets. The area is also well served by wonderful open spaces, and a number of excellent schools (including state, grammar and private), including St Olave's and St Saviour's Grammar School, Newstead Wood Grammar, Holy Innocent's Primary and Warren Road Primary.

Viewings are highly recommended.



## Key Features

- Please Quote Ref TH0310 For All Enquiries
- Sought After Residential Location
- Two Large Reception Rooms Plus Ground Floor Study
- Two Bath/Shower Rooms (One En-Suite) Plus Guest WC
- Off Street Parking and Double Garage
- Beautiful Four Bedroom Detached Family Home (1,993 Sq.Ft)
- Character Appeal and Elegance
- Well Equipped Kitchen
- Glorious Private Garden
- Easy Access Orpington Station, Schools and Town Centre

### Sevenoaks Road, BR6

Approximate Gross Internal Area = 185.2 sq m / 1993 sq ft  
Garage = 21.7 sq m / 233 sq ft  
Total = 206.9 sq m / 2226 sq ft

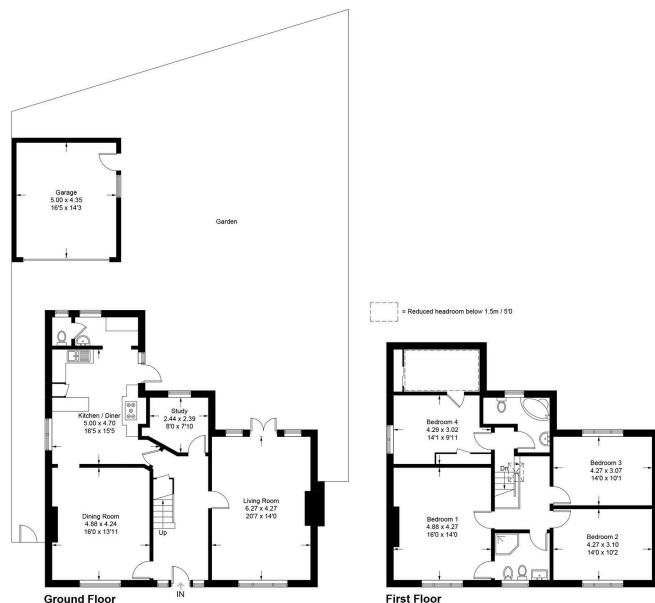


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1188175)

