

Wistaria Close, Orpington, BR6

Guide Price £1,000,000 - £1,100,000

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Please Quote Ref TH0310 For All Enquiries – Guide Price £1,000,000 - £1,100,000 - Set in a quiet cul-de-sac location on the highly desirable Crofton Heath development, this stunning four bedroom detached family home (1,774 Sq.Ft) with driveway parking and large private garden. The property has been beautifully appointed and extended by the current owners, offering spacious accommodation with elegant interiors, modern design, and high quality finish throughout. Ideal for modern family life, close to sought after Darrick Wood and Newstead Wood schools, the property provides the perfect blend of luxury and convenience in this wonderful peaceful setting. Features include a double length reception room, impressive open plan kitchen/diner opening onto the garden, separate utility, two luxury bath/shower rooms with underfloor heating and electric towel rails, custom designed, large covered porch, gas central



heating, double glazing, remote controlled air conditioning to principal bedroom, USB plugs in beds 1 & 2 & kitchen, quality floor coverings, and ample bespoke inbuilt storage. The property also provides additional potential for extension on both sides, subject to the necessary planning consents.

Accommodation comprises central custom designed, large covered porch with new double glazed front door, leading into hall/boot room with ample storage for outerwear, opening through to the entrance hall with turning staircase rising to the first floor. The double length reception room with remote controlled gas fire provides a wonderful space for relaxing and entertaining, and, to the rear of the property, separated by Crittall style doors, the beautiful open plan kitchen/diner, flooded with natural light, with sliding doors spilling out onto the external patio area and garden beyond. This fantastic room is truly the heart of the home, with plenty of space for all the family. The kitchen area comprises a quality range of handmade & bespoke fitted wall and base units with stone painted cabinetry, quartz worktops and central island, incorporating inset ceramic sink unit, induction hob with 'Elica' down draft extractor, double wall mounted ovens, and space for American style fridge freezer. A separate utility room offers additional work surfaces and appliance space, and the ground floor living space is completed by a fabulous bathroom with corner bath suite and separate shower unit. To the first floor, there are four well proportioned bedrooms, and a stylish family shower room

The property is conveniently located within easy access of shops and amenities in nearby Locksbottom and Crofton, as well as the centre of Orpington, with a wider range of shops, bars and restaurants and leisure facilities including a cinema, the Walnuts leisure centre and supermarkets. Orpington station is within easy reach, providing excellent links into Central London, as well as regular bus routes connecting the surrounding area. The area is also well served by a number of excellent schools, including Darrick Wood and Newtead Wood schools, and lovely open spaces.

Viewings are highly recommended.



Key Features

- Please Quote Ref TH0310 For All Enquiries
- Desirable Crofton Heath Development Location
- Double Length Through Reception
- Two Bath/Shower Rooms
- Driveway Parking
- Stunning Four Bedroom Detached Family Home (1,774 Sq.Ft)
- Stylish Interiors and Luxury Finish
- Superb Open Plan Kitchen/Diner and Utility
- Glorious Private Garden
- Close to Transport Links, Schools and Amenities

Wisteria close

Approximate Gross Internal Area = 164.7 sq m / 1774 sq ft

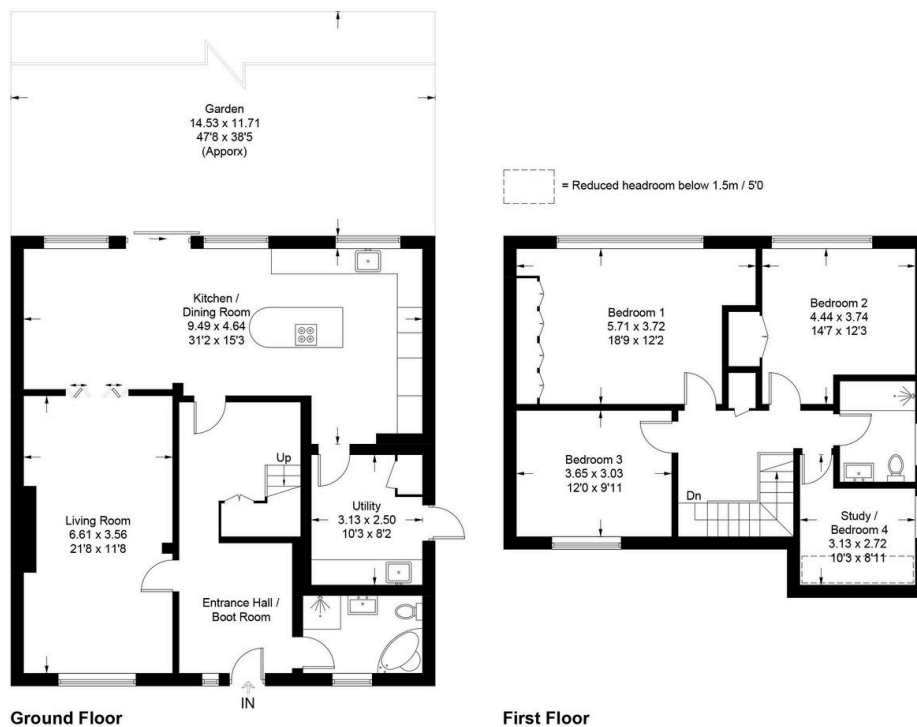


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