



Total area: approx. 91.2 sq. metres (982.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Church Hill | Orpington | BR6

Guide Price £435,000 - £450,000

-  Attractive Period Cottage
-  Currently 3 bedrooms
-  Upstairs 4-piece bathroom suite
-  Modern kitchen
-  Centrally located for amenities
-  2 Excellent receptions
-  Downstairs WC & Utility room
-  Excellent South Facing garden

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A TRULY ATTRACTIVE PERIOD COTTAGE WITH EXCELLENT YOUNG FAMILY ACCOMMODATION. This centrally situated Victorian cottage is situated with a stone's throw of Orpington's many amenities. Situated just across the road from Priory Gardens Park the property is also within easy walking distance of Perry Hall Primary School and the High Street with its comprehensive array of leisure and shopping facilities a short walk away. Orpington Station with its fast and frequent service into London is a mere 15 minutes' walk away. This amazing home offers truly impressive accommodation for a young family. The ground floor is stunning, comprising a traditional reception room, a very spacious and bright dining room which opens onto an excellent fitted kitchen and a utility come cloak room. The first floor is equally impressive with 2 good sized bedrooms, a fully modern fitted 4-piece bathroom. The property has also had the loft converted and is accessed by a staircase to provide a good-sized room which is currently used as a 3rd bedroom but can also be utilised as an office. The rear garden is south facing and very low maintenance but offering excellent outside entertaining facilities. This magnificent home is double glazed and centrally heated and is offered in very good condition and we recommend your earliest attention.

Church Hill, Orpington, BR6



Entrance hall

Composite door to side, exposed floorboard.

Lounge

13'8" x 10'0" (4.17m x 3.05m)

Feature fireplace, double glazed window to front, exposed floorboard, radiator.

Dining Room

13'8" x 10'5" (4.17m x 3.18m)

Feature fireplace, understairs cupboard, double glazed window to rear, exposed floorboard, radiator. Opening onto the kitchen:

Kitchen

14'2" x 7'11" (4.32m x 2.41m)

Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated hob with extractor over, integrated fridge/freezer, integrated dishwasher, tiled splashback, two double glazed windows to side, door to side, tiled flooring.

Utility room with WC

Low level WC, wash hand basin, space and plumbing for washing machine, double glazed opaque window to rear, double glazed window to side, tiled flooring, radiator.

Landing/staircase

Carpet, radiator.

Bedroom 1

13'8" x 9'6" (4.17m x 2.90m)

Built in storage, double glazed sash window to front, exposed floorboards, radiator.

Bedroom 2

9'11" x 7'10" (3.02m x 2.39m)

Double glazed window to rear, carpet, radiator.

Bathroom

High level WC, wash hand basin in vanity unit, freestanding bath with shower attachment, shower with rainforest head and shower attachment, double glazed opaque window to rear, tiled flooring, heated towel rail.

Staircase to Loft bedroom 3

Fitted carpets.

Loft room Currently used as bedroom 3

13'9" x 7'5" (4.18m x 2.26m)

Restricted height to sides, Double glazed window to side, carpet, radiator.

Rear Garden

South facing and secluded, with a patio area, , artificial lawn, mature flowerbeds, shed, side access via gate.

Frontage

Front gate leading to the entrance door.

