



9 Spring Gardens | Orpington | BR6

Offers in excess of £625,000 Freehold

-  Attractive semi-detached home
-  Most sought after & convenient location
-  Planning consent for enormous extension
-  3 bedrooms
-  2 reception rooms
-  Modern fitted kitchen
-  Modern fitted bathroom
-  South facing family rear garden

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	88
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



A HANDSOME SEMI-DETACHED HOME. Situated in a most desirable and convenient location on the peripheries of Chelsfield park being within a stone's throw of BR Station with excellent service into The City as well as within easy walking distance to well considered schools. This already amazing property is offered onto the market with the benefit of planning consent and full engineering drawings for a double story side and rear extension which will create a well-designed and proportioned family home of approximately 1850 square feet (171.7 m²). Currently the property provides a traditional lounge and a dining room opening onto the rear garden and a modern fitted kitchen on the ground floor and the first floor provides 3 bedrooms and a modern fitted bathroom. The property benefits from double glazing and gas central heating and has just undergone complete redecoration and is available to move into in exquisite condition. The rear garden is south facing and extends to some 100' and to the front there is paved private parking with ample space for several vehicles. Homes in this popular Crescent are rarely available on the market and we therefore recommend your earliest attention to avoid certain disappointment.

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9 Spring Gardens, Orpington, BR6



Porch

Covered porch.

Entrance hall

10'7" x 5'9" (3.22m x 1.75m)

Double glazed high security front door, feature bay window to the side, staircase to first floor with meter cupboard under, fitted carpets.

Lounge

14'6" x 12'6" (4.42m x 3.81m)

Double glazed bay window to front, feature fireplace, radiator and fitted carpets.

Dining room

14'2" x 9'9" (4.31m x 2.97m)

Double glazed French style double doors and windows to the rear, display fireplace, radiator and fitted carpets.

Kitchen

9'5" x 6'5" (2.88m x 1.95m)

Double glazed window to the side and door to the rear garden, stainless steel sink unit with cupboards under, a fitted range of wall and base units, cupboards and drawers, integrated gas hob and oven, extensive working surfaces with splash back tiling, wall mounted combi-boiler, vinyl flooring.

Landing

Double glazed window to the side, fitted carpets.

Bedroom 1

13'9" x 9'8" (4.18m x 2.95m)

Double glazed bay window to the front overlooking the green, radiator and fitted carpets.

Bedroom 2

10'2" x 6'7" (3.10m x 2.00m)

Double glazed window to the rear, single fitted wardrobe, radiator and fitted carpets.

Bedroom 3

7'10" x 6'3" (2.38m x 1.90m)

Double glazed window to the rear, radiator and fitted carpets.

Bathroom

7'1" x 5'1" (2.17m x 1.56m)

Double glazed frosted window to the side, part tiled walls, panelled bath with shower extension, low level WC, wash hand basin, heated towel rail and vinyl flooring.

Rear garden

An exceptional south facing rear garden, completely secluded and mainly laid to traditional lawn, flower beds and borders, patio area, shed which has power and plumbing for a washing machine, side access via gates.

Driveway

Paved parking with ample space for several vehicles.

