



Woodlands Road | Orpington | BR6

Guide Price £775,000 - £825,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

- Stylishly-presented detached house
- 2 reception rooms
- Walking distance to Chelsfield Station
- Garage & driveway
- 4 bedrooms
- 2 bath/shower rooms
- Westerly-facing rear garden
- Close proximity to shops & popular schools



Kenton are delighted to market this stylishly-presented 4 bedroom, 2 reception room and 2 bath/shower room detached house, conveniently-situated within walking distance to Chelsfield Station as well as shops and some of Orpington's most coveted schools. The ground floor accommodation comprises; two ample-sized reception rooms (one of which overlooks the rear garden), a modern and sleek fitted kitchen, as well as a contemporary shower room with W.C. To the first floor, you will find 4 ample-sized bedrooms (two of which feature fitted wardrobes and storage units) as well as a modern family bathroom. Externally, the rear garden is secluded and measures circa 90ft in length, as well as boasting a westerly-orientation and featuring both patio and traditional lawn areas with mature trees and shrubs. To the front, you will find a driveway facilitating off-street parking and also featuring mature trees and shrubs. Furthermore, the property also features a garage which handily, can also be accessed internally as well as to the front. Notably, there are precedents amongst neighbouring properties for various different extensions. In our opinion it would also certainly be viable to convert the garage (STPP by default), for instance. Woodlands Road is a coveted road within the ever-popular Chelsfield area of Orpington. As aforementioned, Chelsfield Station is a mere short walk away (circa 10 mins), offering direct and frequent services into central London. An array of handy shops are also within short walking distance, on both Green Street Green High Street and nearby Windsor Drive. Additionally, you will also find a range of popular restaurants and pubs within close proximity too. Orpington High Street and its array of; shops, restaurants, bars, leisure and beauty facilities is also a short drive or bus ride away. As referenced, some of Orpington's most reputable schools are also nearby, namely the currently-rated Ofsted "good" Green Street Green Primary School and currently-rated Ofsted "outstanding" Warren Road Primary School. Also worthy of mention is the number of parks and vast amount of green space nearby.

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Hallway

UPVC entrance door with double glazed frosted window panels to side and above, coved ceiling, staircase to first floor, radiator, laminated wood flooring.

Living Room

12'9" x 17'11" (3.89m x 5.45m)
Double glazed sliding doors and windows to rear garden, coved ceiling, inset spotlighting, radiator, laminated wood flooring.

Dining Room

15'4" x 9'11" (4.67m x 3.01m)
Double glazed leaded light windows to front, double glazed leaded light window to side, coved ceiling, inset spotlighting, radiator, laminated wood flooring. Doors to;

Kitchen

9'12" maximum x 11'8" maximum (3.04m maximum x 3.55m maximum)
Double glazed window to side, UPVC double glazed door to side, inset spotlighting, range of matching wall and base units with cupboards and drawers, work surfaces, composite 1 & 1/2 bowl sink unit with swan-neck mixer tap and water softener feature, integrated dishwasher, space for upright fridge-freezer, space for gas cooker with fitted extractor hood over, space and plumbing for washing machine, radiator, tiled flooring.

Shower Room

6'7" x 2'8" (2.00m x 0.81m)
Double glazed frosted window to side, inset spotlighting, walk-in shower cubicle, separate hand-held shower extension, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, inset storage space, shaving point, tiled flooring with underfloor heating.

Garage

16'2" x 9'1" (4.94m x 2.78m)
Up-and-over door to front, wall-mounted combination boiler, power, light.

Landing

Double glazed frosted window to side, coved ceiling, built-in storage cupboard, access to loft, radiator, fitted carpet.

Bedroom 1

12'9" maximum x 11'1" (3.88m maximum x 3.39m)
Double glazed leaded light window to front, coved ceiling, inset spotlighting, fitted wardrobes, radiator, fitted carpet.

Bedroom 2

12'2" x 10'11" (3.72m x 3.32m)
Double glazed window to rear, coved ceiling, inset spotlighting, range of fitted wardrobes and storage units, radiator, fitted carpet.

Bedroom 3

12'6" maximum x 6'6" (3.80m maximum x 1.99m)
Double glazed leaded light window to front, coved ceiling, inset spotlighting, radiator, fitted carpet.

Bedroom 4

9'5" x 6'9" (2.88m x 2.06m)
Double glazed window to rear, coved ceiling, inset spotlighting, fitted storage units, radiator, fitted carpet.

Bathroom

7'0" x 5'11" (2.14m x 1.80m)
Double glazed frosted window to side, inset spotlighting, panelled bath (with; feature lighting, "rainfall" shower extension, separate hand-held shower extension and folding shower screen), separate hand-held shower extension, low level W.C, wash hand basin in vanity unit, inset storage space, shaving point, fitted mirror with feature LED lighting, towel rail, chrome heated towel rail, tiled flooring with underfloor heating.

Rear Garden

Approximately 90ft in length x 30ft in width
Westerly-facing and featuring, patio area, traditional lawn area, mature trees and shrubs, two wooden storage sheds, side access via gates, water tap, light.

Front

Traditional lawn area, mature trees and shrubs, driveway facilitating off-street parking, access to garage, side access via gates, light.

