



ESTATE AGENT



Elmcroft Road

Orpington, BR6 0HZ

£450,000

Situated on Elmcroft Road this beautifully presented two double bedroom terraced home is located in a highly sought-after residential pocket of Orpington, BR6. This property combines modern interiors with practical family living, offering generous living spaces, a sunlit conservatory, and a low-maintenance south-east facing garden.

Step through the front door into a welcoming hallway that leads you into a bright and spacious through lounge / dining room providing a versatile family and entertaining space with practical flooring, contemporary decor, and built-in storage, this area serves as the heart of the home. The modern kitchen features sleek white cabinetry, wooden countertops, and space and plumbing for appliances. Additionally the brick-base conservatory creates the perfect year-round extension to the home – currently used as a playroom, with double doors opening out onto the garden. There is also a guest WC. Upstairs, the property features two generous double bedrooms, both finished to a high standard. The larger bedroom benefits from extensive fitted wardrobes, while the second bedroom overlooks the garden. The modern four-piece family bathroom includes a separate shower, bath, WC, and basin. Outside the south-east facing garden offers a low-maintenance retreat with paved patio areas, mature shrubs, and space for outdoor dining. To the front, the property benefits from a driveway providing off-street parking.

Situated in a sought-after residential area, Elmcroft Road is ideally positioned within walking distance of Orpington High Street, offering a variety of shops, cafes, restaurants and green spaces. Orpington Station provides fast and frequent services to London Bridge, Charing Cross, and Cannon Street. Families will appreciate the excellent local schooling options including Perry Hall and Tubbenden Primary Schools, Newstead Wood Grammar School for Girls, as well as St Olave's Grammar School for Boys. EPC Rating D.

- Two generous double bedrooms
- Spacious through reception
- Brick-base conservatory with radiator
- Modern fitted kitchen
- Downstairs guest WC
- Four-piece family bathroom
- Double glazed windows and gas central heating
- Low-maintenance south-east facing garden
- Excellent choice of local schools
- Close to Orpington Station

Viewing

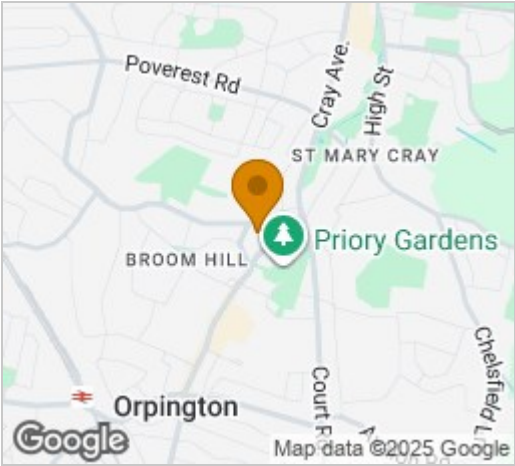
Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



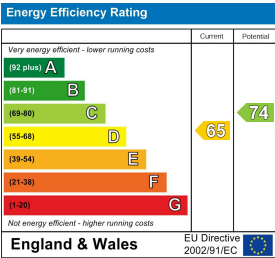
Floor Plan



Area Map



Energy Efficiency Graph



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