



Rock Hill, Orpington



Harpers & Co



Harpers & Co

Hazards, Rock Hill

Orpington

Detached with views over the North Downs | Four Double Bedrooms | Kitchen With Integrated Appliances & Space For Dining | 2 Bathrooms | Large reception room | Large drive & garden | Located In A Semi-Rural Location In Well Hill | Situated Close By To St Olave's & Newstead Wood Grammar School! | Tranquil and good access to local amenities | Just 1.4 Miles From Knockholt Train Station & 1.8 Miles From The M25.

Property Summary

RARE TO MARKET Detached 4 bed 2 receptions and 2 bathrooms on 0.33 of an acre in a fantastic location overlooking the North Downs combining a perfect blend of tranquility and urban convenience and excellent transport links by road and train to London as well as Bluewater and Lakeside.

Harpers & Co are proud to present this absolute showstopper of a detached house in a lovely plot overlooking the North Downs. Nestled on a 0.33 plot, the impressive drive and large garden really set this property apart. Internally there is a good sized hallway with 2 double bedrooms on the ground floor and 2 double bedrooms above. The large open plan kitchen and dining room on the ground floor access a large patio area overlooking the large garden. There is also a large reception room which has excellent access to the patio and garden.

We love this house and it is a credit to its current owner who has raised his family there, If your wanting a semi rural position with views, a village feel but urban convenience and excellent road and transport links then look no further. Local Schools include , Chelsfield primary school and Pratt's Bottom primary both rated good by Ofsted. Browns school , offering Specialist SEN support as well as Benedict House preparatory school are all within (17 min drive.) Newstead Wood Grammar school are a (6min drive.)



Accommodation

Driveway

Blocked paved driveway for several vehicles, laid to lawn, tree and shrub borders, outside lighting, gated access to rear garden.

Entrance hall

Wood flooring, pendant light to ceiling, skirting, multiple power points.

Reception room 23' 0" x 10' 8" (7.00m x 3.26m)

Double glazed window to rear and patio doors to side, pendant light to ceiling, coved ceiling, skirting, wood flooring, wall lights, log burner, radiator, multiple power points, stairs to first floor.

Kitchen / diner

Double glazed windows to front and side, double glazed door and window to rear, spotlights to ceiling, wood flooring, radiator with cover, skirting, range of white fitted wall and base units with wood work surface over, space for American fridge freezer, plumbed for washing machine and tumble dryer, island with tiled surface, integrated dishwasher, built in electric oven, hob and extractor, stainless steel sink unit with drainer, part tiled walls, multiple power points.

Bathroom

Frosted double glazed window to rear, fully tiled walls, wood flooring, ceiling light, low level WC, vanity wash hand basin, bath with shower attachment over and glass screen, heated towel rail, wall mounted mirror and cupboards.

Bedroom 3 11' 11" x 10' 11" (3.62m x 3.33m)

Double glazed window to front and side with vertical blinds, pendant light to ceiling, skirting, picture rail, radiator, multiple power points, wood flooring, built in dressing table and wardrobe.

Bedroom 4 10' 10" x 10' 6" (3.31m x 3.20m)

Double glazed window to front and side with vertical blinds, pendant light to ceiling, coved ceiling, skirting, picture rail, radiator, multiple power points, wood flooring.



Harpers & Co



Harpers & Co



Harpers & Co

Landing

Carpeted, skylight, built in storage eaves, radiator.

Bedroom 1 18' 3" x 12' 2" (5.56m x 3.70m)

Two double glazed windows to rear, pendant light to ceiling, carpet, 2x radiators, large walk in eaves wardrobe, multiple power points.

Bedroom 2 11' 6" x 10' 3" (3.50m x 3.12m)

Double glazed window to side and rear, pendant light to ceiling, laminate flooring, radiator, multiple power points.

Shower room

Frosted double glazed window, ceiling light, low level WC, vanity wash hand basin, enclosed shower cubicle, wall mounted mirror and cupboard.

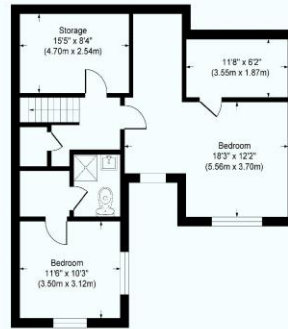
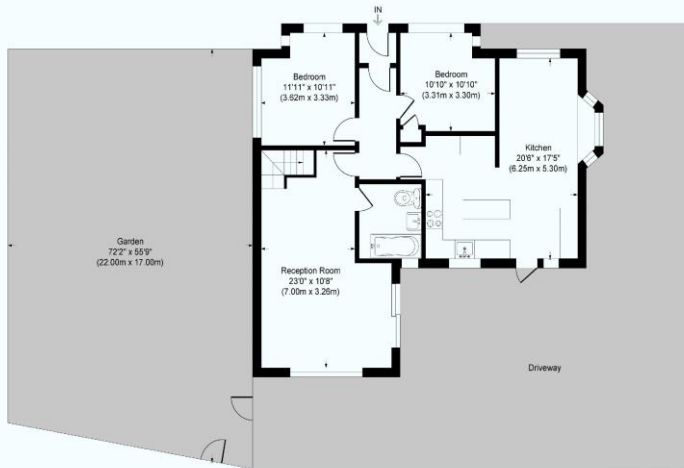
Storage 15' 5" x 8' 4" (4.70m x 2.54m)

Large eaves storage.

Rear garden 72' 2" x 55' 9" (22.00m x 17.00m)

Large decked area for seating, laid to lawn with tree and shrub borders, outside lighting and tap, 2 sheds, gated access to front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G	22	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Bexley / Bexleyheath Department
 8 Bexley High Street
 Bexley
 DA5 1AD
 T: 01322 524425
 E: info@harpersandco.com

Associate Park Lane
 121 Park Lane
 Mayfair
 W1K 7AG
 T: 0207 409 4693
 E: info@harpersandco.com

harpersandco.com

Harpers & Co

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.