





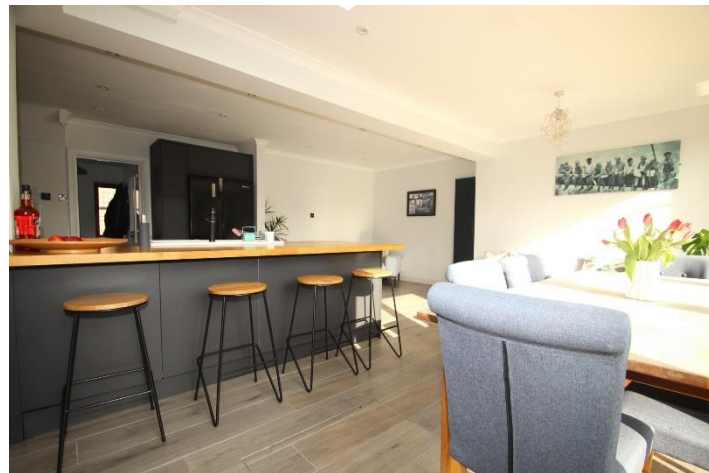


Arundel Drive | Orpington | BR6

Offers in excess of £600,000 Freehold

-  Quiet yet convenient location
-  Extended to the rear.
-  Spacious lounge
-  Fitted kitchen & Bathroom
-  Excellent for transport & Schools
-  3 bedrooms
-  Exquisite family room
-  Family sunny garden

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



A STUNNING MIDDLE TERRACED HOME IN AN ENVIABLE LOCATION. Having undergone a thorough programme of remodelling this wonderful home is practically a brand new home. The property has also been extended to the rear which provides a magnificent family room. Situated in a quiet and yet convenient location in Chelsfield, this home is within a stone's throw of the very popular The Highway Primary school and walking distance to St O'Laves. Chelsfield Station with its fast and frequent commuter service into London Bridge is also a few minutes' walk away. The property provides a comfortable lounge, an enormous, bright and well-designed family room with high quality fitted kitchen on the ground floor. The first floor is equally impressive with 3 excellent bedrooms and a well fitted bathroom. The rear garden is sunny aspect and is perfect for a young family. The rear garden also houses a spacious summerhouse which can be used as a gym or office. The current owner has spared no expense and effort in sourcing the highest quality of materials for fittings and exacting standards of workmanship in refurbishing this home. Some of the benefits include, underfloor heating in the family room, high quality double glazed doors and windows, new electrical fuse box and replumbing as well as newly fitted carpets. There is no forward chain on this property and we therefore recommend your most urgent attention.

Offers in excess of £600,000 Freehold



40 Arundel Drive, Orpington, BR6



Entrance hall

11'11" x 6'2" (3.62m x 1.88m)

High-quality double-glazed security door and casement window, a further frosted leaded light window to the side, staircase to first floor with storage cupboard under, radiator in wooden cover, ceramic tile flooring.

Lounge

13'4" x 12'8" (4.06m x 3.86m)

High quality casement double glazed window to the front, coved ceiling, radiator and new fitted carpets.

Family room

19'11" x 19'11" (6.07m x 6.06m)

A wonderful room with a wow factor, with high quality double glazed by-fold doors onto the south facing rear garden patio area, a further skylight window flooding this room with natural light, coved ceiling, ceramic tiling with under floor heating, an upright contemporary radiator.

Kitchen area

Extensive range of high-quality fittings, including wall and base units, cupboards and drawers, a pull-out larder cupboard, integrated oven, hob and hood, integrated dishwasher and washing machine, ceramic sink unit, extensive wood block working surfaces with splash back tiling, a well-designed breakfasting bar. Space for an American style fridge/freezer, inset lighting throughout.

Landing

Access to insulated loft with a drop down ladder, a deep airing cupboard, newly fitted carpets.

Bedroom 1

12'10" x 11'10" (3.90m x 3.61m)

High-quality double-glazed window to the front, radiator and newly fitted carpets.

Bedroom 2

11'6" x 9'3" (3.51m x 2.83m)

High quality double-glazed window to the rear, fitted double wardrobes and a single cupboard, radiator and newly fitted carpets.

Bedroom 3

8'8" x 7'9" (2.63m x 2.36m)

High quality double-glazed window to the front, radiator and newly fitted carpets, storage cupboard.

Bathroom

Double glazed frosted window to the rear, part tiled walls, panelled bath with shower extension and folding glass shower screen, low level WC, wash hand basin in vanity unit, vinyl flooring and radiator.

Rear garden

A truly wonderful south facing rear garden extending to 85' (unmeasured) with a newly laid patio area, traditional lawn, well designed flower beds and borders, leading up towards the gym/office.

Gym/office

15'8" x 12'5" (4.78m x 3.78m)

Excellent out building with high insulation and dried lin, double glazed doors and windows onto the garden, power points and lighting, a decking area to the front of it. Currently used as a gym but can be utilised as an office or a man-cave.

Driveway

Private driveway with ample space for two vehicles.

