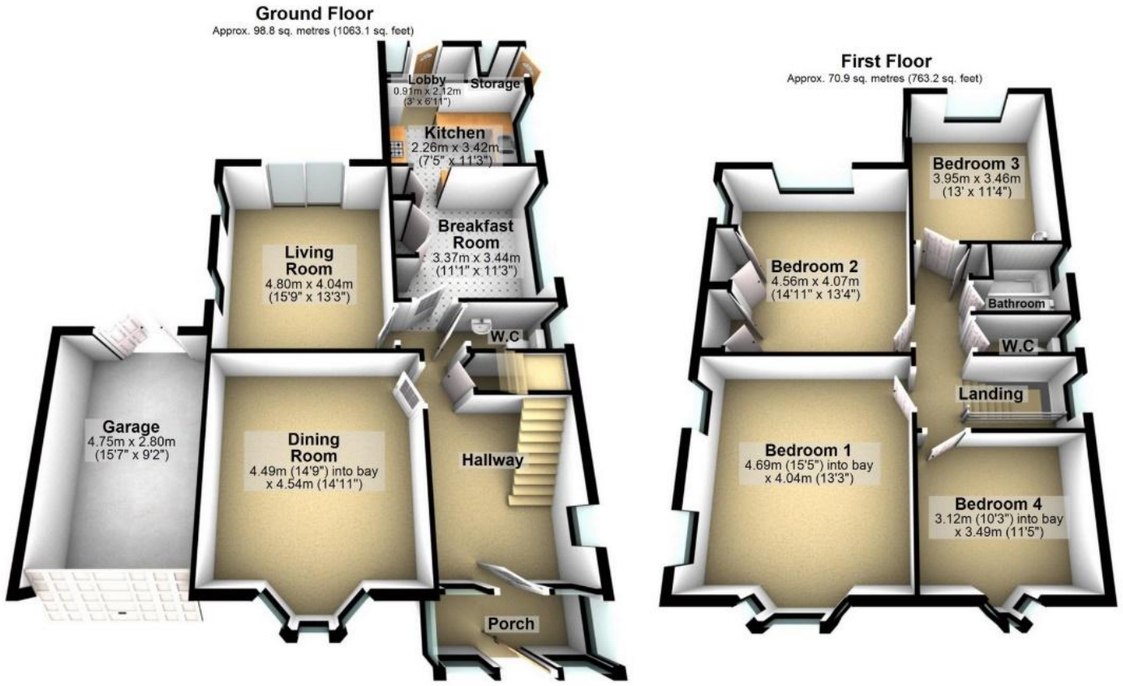
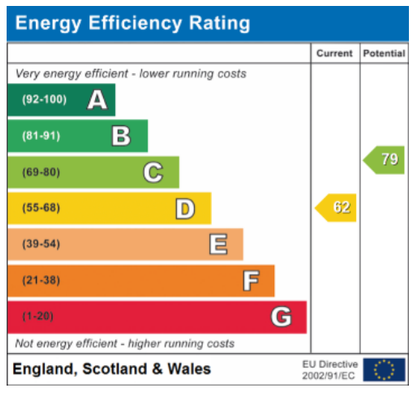


Total area: approx. 169.7 sq. metres (1826.3 sq. feet)



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Kenton

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Elm Grove | Orpington | BR6

Offers in Excess of £950,000

- DETACHED 1920's PROPERTY
- FAVOURED KNOLL LOCATION
- 4 BEDROOMS
- 3 WELL-PROPORTIONED RECEPTION ROOMS
- ATTACHED GARAGE & DRIVEWAY
- ENCLOSED MATURE REAR GARDEN
- GREAT POTENTIAL TO EXTEND (STPP)
- WALKING DISTANCE TO OUTSTANDING SCHOOLS

Kenton









This beautifully proportioned 1920's house provides the opportunity to create a stunning family home in a favoured Orpington location.

The accommodation comprises entrance porch, entrance hall, 3 reception rooms, kitchen and cloakroom to the ground floor with 4 bedrooms and bathroom to the first floor.

Externally there are gardens to the front & rear as well as off street parking and single garage.

There is scope to extend (stpp) and the property is offered with the benefit of NO ONWARD CHAIN.

Offers in Excess of £950,000



Elm Grove | Orpington | BR6



Porch
3'8" x 8'1" (1.12m x 2.47m)
Double glazed UPVC door, glazed windows to front, glazed windows to side, tiled flooring.

Hallway
16'12" maximum x 9'7" maximum (5.18m maximum x 2.93m maximum)
Original wooden front door with stained glass window, coved ceiling, picture rail, staircase to first floor with built-in storage cupboard underneath, radiator, fitted carpet.

W.C
3'5" x 6'0" (1.04m x 1.83m)
Double glazed frosted window to rear, double glazed frosted window to Breakfast Room, low level W.C, wash hand basin in vanity unit with splashback tiling, radiator, tiled flooring.

Dining Room
14'9" into bay x 14'11" (4.49m into bay x 4.54m)
Double glazed bay window to front, coved ceiling, feature fireplace with marble surround, radiator, fitted carpet.

Living Room
15'9" x 13'3" (4.80m x 4.04m)
Double glazed sliding doors to rear (leading to Rear Garden), double glazed frosted windows to side, coved ceiling, picture rail, radiator, fitted carpet.

Breakfast Room
11'1" x 11'3" (3.37m x 3.44m)
Double glazed window to side, double glazed frosted window to W.C, coved ceiling, built-in pantry cupboard, built-in cabinets, space for upright fridge-freezer, wall-mounted Worcester boiler, radiator, fitted carpet.

Kitchen
7'5" x 11'3" (2.26m x 3.42m)
Double glazed window to side, coved ceiling, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, integrated oven and grill, integrated 4-ring gas hob with fitted extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, 1 & 1/2 bowl sink unit with swan-neck tap, vinyl flooring.

Lobby
2'12" x 6'11" (0.91m x 2.12m)
Double glazed UPVC door to rear garden, double glazed window to rear, space for upright fridge-freezer, shelving, vinyl flooring.

Landing
14'9" maximum x 3'1" (4.50m maximum x 0.94m)
Double glazed frosted window to side, picture rail, access to loft (which is insulated and partially-boarded), airing cupboard housing hot water cylinder, fitted carpet.

Bedroom 1
15'5" into bay x 13'3" (4.69m into bay x 4.04m)
Double glazed bay window to front, double glazed frosted windows to side, coved ceiling, picture rail, built-in storage cupboards, radiator, fitted carpet.

Bedroom 2
14'12" x 13'4" (4.56m x 4.07m)
Double glazed window to rear, double glazed frosted window to side, coved ceiling, picture rail, built-in wardrobes, radiator, fitted carpet.

Bedroom 3
12'12" x 11'4" (3.95m x 3.46m)
Double glazed window to rear, double glazed frosted window to side, picture rail, wash hand basin, radiator, fitted carpet.

Bedroom 4
10'3" into bay x 11'5" (3.12m into bay x 3.49m)
Double glazed bay window to front, picture rail, radiator, fitted carpet.

Bathroom
6'6" maximum x 8'0" (1.99m maximum x 2.44m)
Double glazed frosted window to side, inset spotlighting, tiled walls, panelled bath with shower extension over, wash hand basin in vanity unit, shaving point, chrome heated towel rail, laminated wood flooring.

W.C
2'7" x 6'0" (0.80m x 1.83m)
Double glazed frosted window to side, half-tiled walls, low level W.C, vinyl flooring.

Rear Garden
Approximately 90ft in length x 40ft in width
Patio area, traditional lawn area, flowerbeds and borders, mature trees and shrubs, original brick-built storage shed, light, water tap, rear access to garage, side access via gate.

Garage
15'7" x 9'2" (4.75m x 2.80m)
Electric door to front, double doors to rear (leading to Rear Garden), power, light.

Front
Paved driveway, flowerbeds, front access to Garage, side access via gate.

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