



Mountview Road, Orpington, Kent, BR6 0HW

£835,000 Freehold



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Property Description

Wow ! Where to start - there is so much to say about this property, that really the only way to fully appreciate all that it has to offer is to view it as soon as possible! The photos really don't do it justice.

This stunning residence has been extended and improved to create the ultimate family home, and complimented by a large and very attractive, secluded "L" shaped rear garden (a rarity in Orpington these days). It is located in a quiet side road, within just a short walk of the Ofsted "outstanding" Perry Hall Primary School. Orpington High Street with it's vast array of shops and leisure facilities; as well as the mainline station with it's fast and frequent commuter service to London; are both close by, as are both the Priory Gardens and Poverest Recreation Park.

To summarise- four good sized bedrooms (master with en-suite); family bathroom and downstairs cloakroom; utility room; separate lounge; and a simply stunning 26' x 24' "L" shaped open plan living area and kitchen - the ultimate in contemporary / open-plan living - with bi-folding doors onto the garden where there is not one, but two large outbuildings (currently used as a family / games area with large bar; and a former gym / office). There is also an integral garage and ample parking to the front. The accommodation is beautifully presented, and great thought has gone into creating such a great home - with so many extras - by these sellers, for all the family to enjoy. Come on - book your viewing appointment today !

Entry Porch

Attractive composite entrance door to the front, and with adjacent frosted double glazed multi pane effect window. Similar entry door and frosted double glazed window onto:-

Entrance Hall

A most welcoming hallway with polished porcelain heated tiled flooring. Staircase leading to the first floor landing with contemporary glazed balustrading. Coving to ceiling. Sensor controlled downlighting. Understairs cupboard. Cloaks cupboard. Single panel radiator.

Cloakroom

Attractively fitted with a white contemporary style suite comprising:- wall mounted "floating" WC with concealed cistern; and vanity wash hand basin with cupboard under. Extractor. Heated ceramic tiled flooring, and colour coordinated matching tiling to walls. Downlighting.

Lounge

Double glazed multi pane effect bay window to the front, and with single panel radiator beneath. Attractive contemporary style "pebble and log" digital electric fire. Sensor controlled downlighting. Ornate effect coving to ceiling.

Open-Plan Living Area & Kitchen

The only word to describe this space - "wow". The ultimate in contemporary / open-plan living, and the true Salient feature of this family home. A fantastic addition to this house, and the real hub for all the family - and for entertaining.

With polished porcelain heated tiled flooring throughout, and a set of large bi-folding doors opening up onto the rear garden - combining, seamlessly, indoor and outdoor integration. Double glazed multi pane effect windows overlooking the rear garden, and with the addition of 4 "Velux" skylight windows bringing natural light into this large, bright living space.

The kitchen area is extensively fitted with a range of high gloss, soft close units with an array of different storage solutions. Colour coordinated quartz worktops with inset drainer and deep bowl sink, with mixer tap over, and additional 'slim' bowl sink with waste disposal unit. Most attractive, colour contrasting smoked mirrored glass surround and splashback. Integrated four burner gas hob, and with extractor unit over. Separate unit housing electric double oven. Integrated dishwasher. Integrated speakers. Ornate effect coving to ceiling. Sensor controlled downlighting.

Utility Room

Matching quartz worktop with inset drainer and deep bowl sink, with mixer tap over. Wall and base units. Integrated upright fridge/freezer. Concealed unit housing integrated washing machine, and with tumble dryer above. Door to the integral garage

First Floor Landing

Staircase leading to the second floor. Ornate effect coving to ceiling. Sensor controlled downlighting. Double glazed multi pane effect window to the side on the half landing.

Bedroom 2

Double glazed multi pane effect bay window to the front, and with single panel radiator beneath. Ornate effect coving to ceiling. Sensor controlled downlighting. With a range of fitted wardrobes to one wall, including a chest of drawer units with recess for mounted TV above.

Bedroom 3

Double glazed multi pane effect window overlooking the rear garden, and with single panel radiator beneath. Ornate effect coving to ceiling. Sensor controlled downlighting. With a range of fitted wardrobes to one wall, including a chest of drawer units with recess for mounted TV above.

Bedroom 4

Double glazed multi pane effect window to the front, and with single panel radiator beneath. Sensor controlled downlighting. Ornate effect coving to ceiling.

Family Bathroom

Attractively fitted, again, with a contemporary style white suite comprising:- large "Tub" style bath with separate shower unit over, and screen; wall mounted "floating" vanity wash hand basin; and wall mounted "floating" WC with concealed cistern. Extractor. Heated ceramic tiled flooring, and colour coordinated matching tiling to walls. Downlighting. Raised heated towel rail. Frosted double glazed multi pane effect window to the rear.

Second Floor Landing

Double glazed "Velux" skylight window to the front. Door to:-

Tel: 01689 821904

Bedroom 1

With two double glazed "Velux" skylight windows to the front, plus a large double glazed multi pane effect window overlooking the rear garden. Double panel radiator. Sensor controlled downlighting. Selection of mirror fronted fitted wardrobes, and extending into the sloping ceilings with additional storage, and access to the eaves. Door to:-

En-Suite Shower Room

Once again, attractively fitted with a white contemporary style suite comprising:- corner, fully tiled shower cubicle; wall mounted "floating" WC with concealed cistern; and vanity wash hand basin with drawers under. Extractor. Heated ceramic tiled flooring, and colour coordinated matching tiling to walls. Downlighting. Frosted double glazed multi pane effect window to the rear.

Integral Garage

With electric remote controlled roller shutter door to front. Power and lighting. Wall mounted gas fired central heating boiler, and adjacent large Mega Flo hot water cylinder. Personal door to the utility room.

Front Garden

Compressed gravel driveway providing ample off road parking. Recessed lighting.

Rear Garden

Another real feature of this property. Being "L" shaped and incredibly well secluded. Immediately behind the house there is a Indian sandstone terraced area - ideal for entertaining or just relaxing - and then a matching pathway meanders down the garden to the far end. As you proceed down the garden, there is a large area of lawn that widens, wrapping around behind the next door neighbour's smaller garden. Partly walled to the side, and with raised borders with a selection of interesting plants, ferns and palms. Extensive outside lighting, including recessed lighting. 2 sets of hot and cold water taps. LARGE OUTBUILDING #1 (currently used as a family / games area, with bar) with bi-folding doors, power, lighting, heating, and plumbing. LARGE OUTBUILDING #2 (previously used as a gym / office) with bi-folding doors, power, lighting and heating. Additional garden store. Lovely blossoming Cherry Tree. Conifer screening.

Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"

EPC Rating: "C"

Total Square Meters: Approximately 145 plus garage and outbuildings

Total Square Feet: Approximately 1563 plus garage and outbuildings

Dimensions: As per floorplan

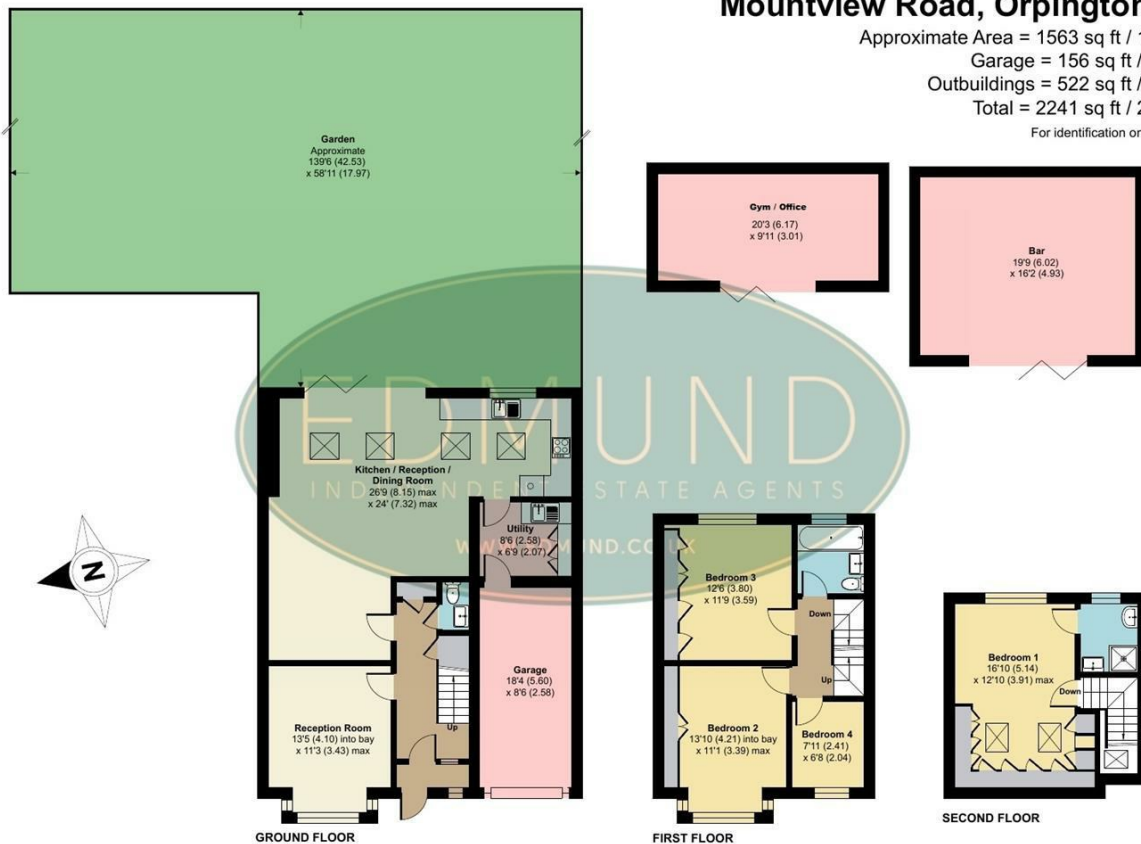
This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





Floor Plan

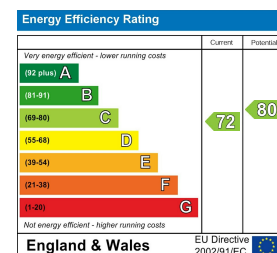


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edmund Estate Agents. REF: 1450742

Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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