



Total area: approx. 176.4 sq. metres (1898.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



## 14 Craven Road | Orpington | BR6

Offers in excess of £925,000

- Amazing detached bungalow
- Huge lounge
- En-suite & dressing room
- Family bathroom & Cloakroom
- 173 m2 (1865 SF) of accommodation
- 4 spacious bedrooms
- Modern fitted kitchen
- Study & Snug



**A MOST REMARKABLE DETACHED BUNGALOW.** This stunning detached home is located within a very tranquil Cul de Sac of only 2 homes and will appeal to the most discerning of home hunters. The size, range & proportions of the home will pleasantly surprise you. The property is situated in a quiet but yet convenient location being within easy reach of Orpington High Street, Chelsfield or Orpington Stations as well the easy access to the M25. The property has been recently remodelled & freshly decorated and newly fitted carpets. The accommodation of offer is impressive with a huge bright lounge, modern fitted kitchen, master bedroom with a dressing room and en-suite, 3 further excellent sized bedrooms, family bathroom, a study & a snug room, a guest cloakroom and a conservatory. The property enjoys gardens to the rear and side, very secluded and exquisite views and direct access to Goddington Park without it being intrusive. Further benefits include a double garage and ample off-street parking for several vehicles. If you are looking for a large family home or downsizing but still need spacious accommodation, we recommend your earliest attention. It's worth mentioning that the is absolutely huge loft which would also lend itself to conversion STPP. There is No Onward Chain on this home.

Offers in excess of £925,000 Freehold



## 14 Craven Road, Orpington, BR6



### **Porch**

6'11" x 6'9" (2.12m x 2.07m)

Enclosed porch with double glazed front door side windows, wall light and tiled flooring.

### **Entrance hall**

6'9" x 4'7" (2.06m x 1.40m)

Double glazed front door and side windows, coved ceiling storage cupboard, fitted carpets. Leading to main hallway.

### **Guest cloakroom**

Fully tiled walls, low level WC, wash wall mounted hand basin, extractor fan, heated towel rail, tiled flooring.

### **Main hallway**

10'7" x 10'4" (3.22m x 3.14m)

Double glazed window to the front, coved ceiling, access to a huge insulated and boarded loft with a drop-down ladder, fitted carpets,

### **Lounge/diner**

19'5" x 13'8" (5.91m x 4.17m)

Double glazed patio doors onto a conservatory, 2 double glazed windows to the side, coved ceiling, wall lights, radiators and fitted carpets.

### **Study & Snug**

14'5" x 8'6" (4.40m x 2.58m)

A very bright room with double glazed window to the rear and doors onto the conservatory, one section with fitted display cabinet and a further snug area ideal for enjoying the sun whilst reading, coved ceiling, fitted carpets and radiator.

### **Conservatory**

12'2" x 6'7" (3.72m x 2.00m)

Double glazed conservator with doors to the rear garden, an absolute sun trap with the Westerly facing garden, wall lights and tiled flooring.

### **Kitchen**

Double glazed door and window to the side, stainless steel sink unit with cupboards under, a comprehensive range of high quality fitted wall and base units, cupboards and drawers, corner units, integrated Bosch hob with hood & integrated Bosch double oven, grill & microwave, integrated fridge/freezer, pull out larder cupboards, integrated dishwasher, vinyl flooring, inset lighting.

### **Bedroom 1**

16'7" x 11'9" (5.06m x 3.59m)

Double glazed window to the front, a full range of wardrobes and bed inset with cupboards over, coved ceiling, fitted carpets and radiator. Door opening onto the dressing room and en-suite.

### **En-Suite**

7'8" x 8'4" (2.33m x 2.53m)

Double glazed window to the side, fully tiled walls, fitted bath with a walk-in door, mixer tap and shower extension, independent glass shower cubicle, low level WC, bidet, heated towel rail, tiled flooring.

### **Dressing room**

8'4" x 7'11" (2.55m x 2.41m)

Double glazed window to the side, fitted wardrobes and dressing table, his/hers sink units in vanity cabinet, tiled flooring, radiator and tiled flooring. Opening onto the en-Suite.

### **Bedroom 2**

16'5" x 11'5" (5.01m x 3.47m)

Double glazed window to the front, a full range of fitted wardrobes, coved ceiling, radiator and fitted carpets.

### **Bedroom 3**

10'6" x 8'6" (3.20m x 2.60m)

Double glazed window to the side, built in double wardrobes, coved ceiling, radiator and fitted carpets.

### **Bedroom 4**

10'9" x 7'1" (3.27m x 2.17m)

Double glazed window to the front, coved ceiling, radiator and fitted carpets.

### **Family bathroom**

7'4" x 5'4" (2.23m x 1.63m)

Double glazed window to the rear, fully tiled walls, panelled bath with mixer tap and shower extension, low level WC, wash hand basin, tiled flooring, heated towel.

### **Rear & Side gardens**

Westerly facing rear garden, secluded, exquisite views of Goddington park without being overlooked by it. Very well designed and laid out with a patio area, traditional lawn, mature flower beds and borders, mature plants and shrubs. Pond with a rockery. Also, a side garden of excellent size with access gate onto the park for anyone with dogs or just a brisk walk on your doorstep.

### **Garage & Driveway**

16'9" x 15'2" (5.10m x 4.62m)

Double garage, electrically operated up & over door, door and window to the rear garden, light and power, Ample parking to the front with ample space for several vehicles.

