



INTEGRA - ESTATES



Broadwater Gardens, Orpington, Kent


INTEGRA - ESTATES

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PUTTING YOU FIRST

Key features

- 4 bedrooms
- Detached
- Double garage
- Chain free
- Ensuite
- Downstairs and upstairs bathrooms.
- Great location.
- Close Proximity to Darrick Wood Schools & Locksbottom High Street



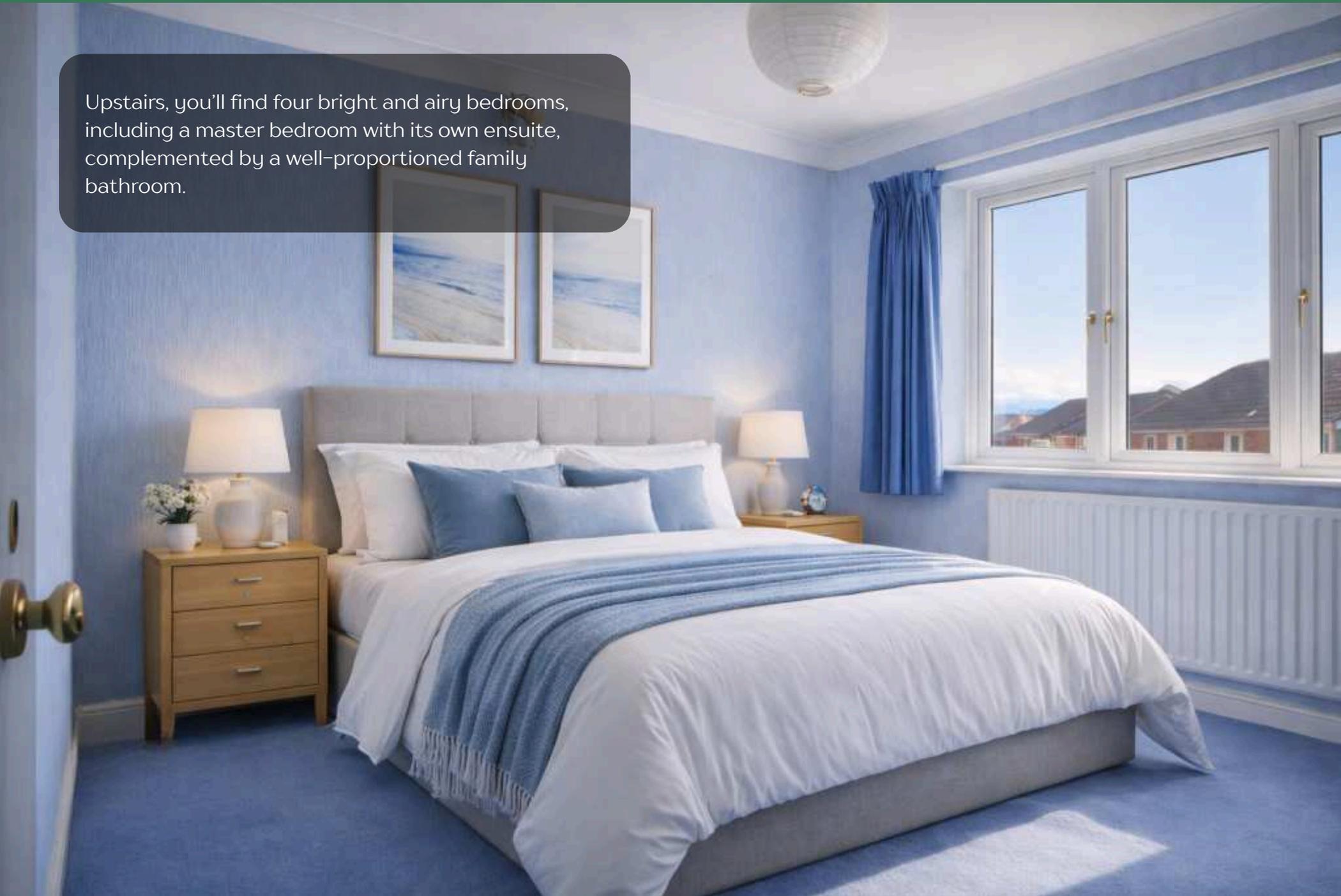
Description

Integra Estates is delighted to present this fantastic four-bedroom property located on Broadwater Gardens, BR6 a delightful family home tucked away in a quiet close where community is truly at the heart. From the moment you open the front door, you're welcomed by a spacious entrance hall that sets the tone for the rest of this well-proportioned home. The ground floor offers a light and inviting living room, perfectly balanced by a separate dining area ideal for family meals or entertaining friends. The generous kitchen provides ample counter space and a lovely outlook onto the secluded rear garden, mainly laid to lawn with mature shrubs, a patio, and even a greenhouse for keen gardeners.

A double garage sits to the rear of the garden, providing excellent storage and parking, or the potential to create a home office or studio space or something more functional, potentially subject to planning permission that is.



Upstairs, you'll find four bright and airy bedrooms, including a master bedroom with its own ensuite, complemented by a well-proportioned family bathroom.













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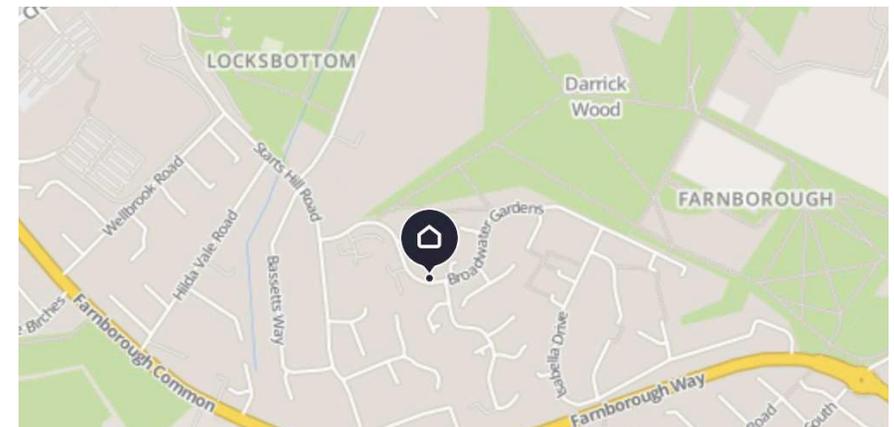
Location

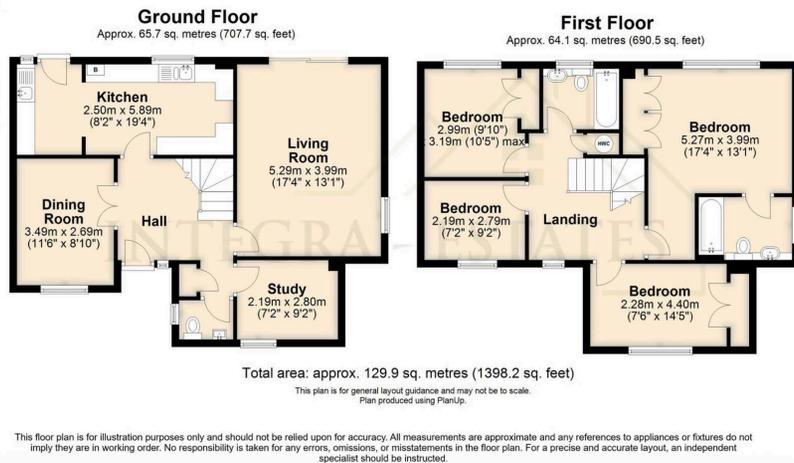
The location is equally impressive. Situated in a welcoming close, you're just a short stroll from Locksbottom High Street, with its blend of boutique shops, quality butchers, cafés, and dining options ranging from casual bites to fine dining. For more extensive shopping, Bromley and Orpington town centres are only a short drive away.

Transport links are excellent, with Orpington and Chelsfield stations nearby offering direct services into London Bridge, Charing Cross, and Cannon Street, making commuting straightforward. The property is also well-served by local bus routes and road links, including the A21 and M25. Families will also appreciate the highly regarded local schools, adding to the appeal of this lovely home.

This detached residence at Broadwater Gardens is more than just a house, it's a place where comfort, community, and convenience all come together.

Local Authority Bromley
Council Tax band G





Disclaimer

Please be advised some of these images might have been digitally edited with furniture. This is for illustration purposes only. The furniture in these images are not to scale. The Floor plan in its entirety is for illustration purposes only, it is not to scale! it is the buyer's responsibility to obtain an accurate floor plan and not to rely upon the measurement listed. Integra-estates accepts no responsibility for misprints or any errors or inaccuracies in the floor plan and advertisement of this property listing. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose and have not been tested.

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Official government guidance states that customer due diligence must be carried out so that estate agents can confirm a buyer's identity and make sure that the money being used to purchase a property is from a legitimate source. Without satisfactory proof of funds and verification of the source of those funds, Integra-Estates cannot legally proceed with a transaction. To ensure we are compliant with this law, Integra-Estates uses an external AML compliance company. As a business we charge £35 Plus VAT per person for our AML checking process. for example if one person is buying a property via Integra-Estates on their own, we charge £35 Plus VAT £7.00 Total Payable £42.00 If two people are purchasing the property it will be a total payment inclusive of VAT of £84.00.

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