

Bernard Skinner

ORCHARD RISE WEST, SIDCUP DA15 8TA
GUIDE PRICE £600,000 - £625,000





This substantial four-bedroom semi-detached home offers everything a growing family could need, combining generous living space with a range of impressive modern features.

A full-width rear extension creates a superb 16'2" x 9'8" kitchen/dining room, beautifully fitted with integrated appliances and a range cooker, while integrated speakers in the kitchen enhance the home's entertainment appeal making it the perfect space for family life and entertaining. The adjoining conservatory benefits from a lantern rooflight and air conditioning, providing a bright and comfortable additional reception area throughout the year.

The lounge is an excellent size for family living, measuring 19'5" x 10'8", featuring a beautiful bay window with plantation shutters, it provides a welcoming and comfortable space for relaxing and spending time together. The ground floor also includes a convenient cloakroom.

Most of the ground floor enjoys the luxury of underfloor heating, which also extends to the family bathroom and en-suite. Upstairs, the spacious principal bedroom features its own en-suite shower room, while three further well-proportioned bedrooms all benefit from bespoke fitted wardrobes, ideal for children and teenagers alike. A modern family bathroom serves the remaining bedrooms.



Outside, the West-facing rear garden extends to approximately 56ft and has been thoughtfully designed to maximise enjoyment of the afternoon and evening sun, with two separate patio areas for outdoor dining and relaxation. Bi-fold doors open to a stylish bar area incorporated within the detached garage, creating an excellent social space for family gatherings and entertaining guests.

A truly unique feature of this property is the fantastic three-hole pitch-and-putt area, offering golf enthusiasts the perfect opportunity

to practise and refine their putting skills from the comfort of home.

This exceptional family home combines space, comfort and lifestyle features in equal measure and must be viewed to be fully appreciated.

Situated conveniently with three quarters of a mile for all the following amenities, Falconwood station, Leigh Stationers Academy, Bishop Ridley C of E, Our Lady of the Rosary and Days Lane primary schools. Avery Hill park and woodland at Oxleas a similar distance.

PORCH

Upvc front door, tiled flooring, underfloor heating.

ENTRANCE HALL

Part glazed door, tiled flooring with underfloor heating, radiator, shoe storage drawer to understairs.

LOUNGE

19' 5" into bay x 10' 8" narrowing to 9' 8" (5.92m x 3.25m)
Upvc bay window to front bay with plantation shutters, fitted carpet, two radiators.

KITCHEN/DINER

16' 2" x 9' 8" (4.93m x 2.95m) Upvc window to rear, grey wall and base units with marble worksurfaces, inset 1.5 bowl porcelain sink unit, range cooker to remain, cooker hood, integrated dishwasher, washing machine, fridge freezer, wine chiller and microwave, breakfast bar, tiled flooring with underfloor heating, radiator, inset ceiling speakers, open to:-

CONSERVATORY

15' 11" x 8' 9" (4.85m x 2.67m) Upvc windows and patio doors to garden, lantern skylight, air conditioning unit, tiled



flooring with underfloor heating, radiator.

CLOAKROOM

Upvc window to side, w.c., wash basin with fitted storage, understairs cupboard, tiled flooring with underfloor heating.

FIRST FLOOR

LANDING

Upvc window to side, fitted carpet, radiator, storage







cupboard above the stairs, stairs leading to 2nd floor.

BEDROOM 2

11' into bay x 8' 2" to wardrobe (3.35m x 2.49m) Upvc bay window to front with plantation shutters, fitted wardrobes to one wall, radiator, fitted carpet.

BEDROOM 3

9' 7" x 9' 5" (2.92m x 2.87m) Upvc window to rear, fitted wardrobes and drawers to one wall, radiator, fitted carpet.

BEDROOM 4

9' 5" x 6' 5" to wardrobe (2.87m x 1.96m) Upvc window to rear, fitted wardrobes to one wall, radiator, fitted carpet.

BATHROOM

6' x 5' 11" (1.83m x 1.8m) Upvc window to front, white suite comprising panelled bath with mixer tap and hand shower with rain shower over, fully tiled walls, w.c., wash basin with fitted storage, heated towel rail, tiled flooring with underfloor heating.

UTILITY CUPBOARD

Upvc window to side, wall mounted boiler, internet and cctv controls.

SECOND FLOOR

LANDING

Velux window, fitted cupboard.

MASTER BEDROOM

14' 5" into eaves x 9' 11" into recess (4.39m x 3.02m) Upvc window to rear with two Velux windows to front,

fitted wardrobe to recess, radiator, fitted carpet, eaves storage.

ENSUITE SHOWER

5' 9" x 4' 10" (1.75m x 1.47m) Upvc window to rear, glass shower unit, w.c., wash basin, heated towel rail, fully tiled walls, tiled flooring with underfloor heating.

OUTSIDE

The sunny West facing rear garden measures approximately 56ft, with patio area, 3 hole artificial turf pitch and putt, outside tap and lighting, gated side and rear access.

The detached garage to the rear has been partly converted to provide the ultimate entertaining space with bi-fold doors leading to a bar:-

BAR

11' 2" x 8' 4" (3.4m x 2.54m) Double glazed bi-folding doors, power, light and internet connection, electric heater, tiled flooring.

DETACHED GARAGE

L shaped with main area measuring 16' 7" x 8' 9" (5.05m x 2.67m) with electric roll shutter, power and light, space for parking in front of the garage, access via rear service road.

Off street parking to the front for two vehicles

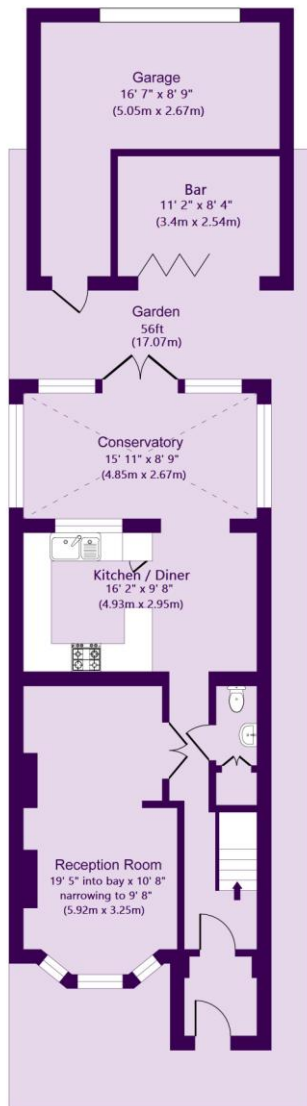
MATERIAL INFORMATION

Tenure: Freehold

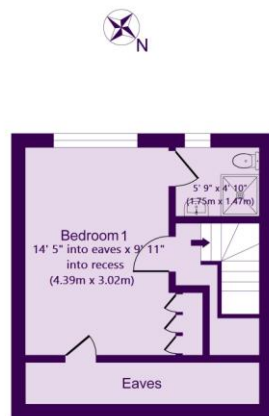
Council Tax Band: D - £2,366.36pa

Orchard Rise West, DA15

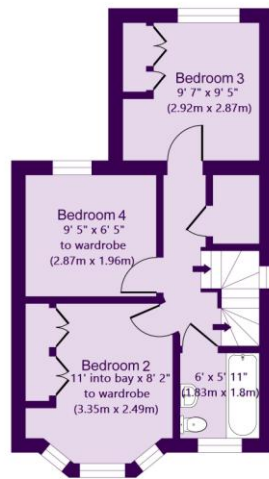
Total area: Approx. 1607.3 sq. feet (149.3 sq metres)
(Including Outbuilding)



Ground Floor



Second Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planglo



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