

70 Eton Road,

Guide Price £750,000

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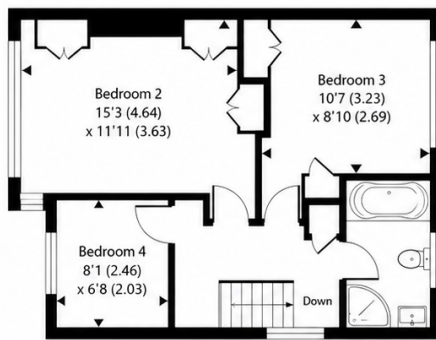

Guide Price: £750,000 - £775,000 - An impressive and substantially extended four/five-bedroom semi-detached family home, ideally positioned on the sought-after Eton Road, close to Warren Road Primary School, St Olave's School and convenient for Chelsfield and Orpington stations.

Presented in excellent condition throughout, the property offers approximately 1,625 sq ft of versatile accommodation. The ground floor comprises a welcoming entrance hall, spacious reception room, separate dining room and an impressive 19'9 x 17'8 extended kitchen flowing into a bright conservatory overlooking the garden. A separate office, suitable as a fifth bedroom or playroom, and a shower room/WC complete the ground floor.

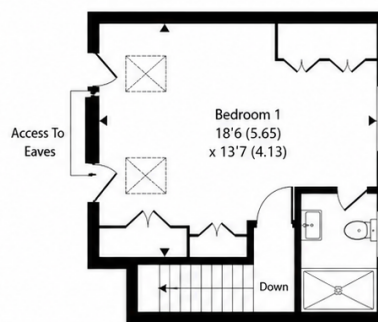
The first floor provides three bedrooms and a family bathroom, while the converted second floor features an excellent 18'6 x 13'7 main bedroom with extensive fitted storage and its own shower room. Outside, the property enjoys a superb rear garden extending approximately 93 ft.

- Extended Four/Five Bedroom Semi Detached • Excellent Condition Throughout Family Home
- Approximately 1851 sq ft inc outbuilding
- Spacious 19'9 x 17'8 Kitchen
- Separate Reception Room, Dining Room & Conservatory
- Ground-Floor Office / Potential Fifth Bedroom
- Approximately 93 Ft Rear Garden
- Close to Warren Road Primary, St Olave's & Chelsfield and Orpington Stations
- EPC Rating C
- Council Tax Band D

First floor



Second floor



Approximate Area = 1625 sq ft / 151 sq m
 Outbuilding = 226 sq ft / 21 sq m
 Total = 1851 sq ft / 172 sq m
 For identification only - Not to scale

