



Total area: approx. 149.1 sq. metres (1604.6 sq. feet)



Allington Road | Orpington | BR6

Guide Price £1,000,000 - £1,050,000

-  Substantial accommodation for a large family
-  Convenient and sought after location
-  Walk to best schools locally
-  Independent Annex
-  4 excellent bedrooms
-  L shaped lounge & sitting room
-  Bay fronted dining room
-  2 bathrooms



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A DELIGHTFUL DETACHED HOME WITH AN INDEPENDENT ANNEX. Situated in an exceptionally convenient yet tranquil location in the Crofton area, being within the catchment area for some of Orpington's most well considered schools and also within easy reach of both Orpington and Petts Woos Stations. The property has been intelligently and yet symptomatically extended to offer versatile and spacious accommodation and has planning consent for a further addition of an en-suite bathroom. The main accommodation provides 4 bedrooms and 2 bathrooms as well as a traditional bay fronted dining room and a very spacious and bright L shaped lounge. The kitchen is modern fitted with integrated units and has a breakfasting bar. The bedrooms are all well-proportioned. The annex to the side has its own entrance door and comprises a good lounge come bedroom with an inbuilt bed fold away mechanism and a well fitted kitchenette as well as a full shower room. The rear garden is simply stunning, being very private and sunny aspect with all the elements for a keen gardener and those enjoying outdoor entertainment. To the front there is ample parking for several cars. The property is double glazed and centrally heated. Home of this size and flexibility are rare on the market and we recommend your most urgent attention.

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Porch

Enclosed porch with double glazed door and windows.

Entrance hall

Double glazed security front door, staircase to first floor with storage under, upright radiator.

Dining room

13'12" x 11'3" (4.26m into bay x 3.42m)
Double glazed bay window to the front, feature marble fireplace with a matching hearth, fitted carpets and radiator.

Lounge come sitting room

21'1" x 22'3" (6.43m x 6.79m at the widest point)
A very bright and airy room, L shaped with a lounge area and a sitting area in the side, French style double glazed doors and a further 3 segment bi-fold door opening onto the rear garden, coved ceiling, wall lights and inset lighting, wood flooring and partially carpeted, and upright radiators.

Kitchen/breakfasting room

17'2" x 8'5" (5.23m x 2.56m)
Double glazed window to the rear, stainless steel sink unit with cupboards under, a comprehensive range of wall and base units, cupboards and drawers, extensive working surfaces with splash back tiling, integrated oven, grill and hob with hood over, integrated fridge and freezer, plumbing for washing machine and dishwasher, wine rack, and breakfasting bar.

Lobby

8'2" x 4'9" (2.48m x 1.44m)
A small lobby with a door into the side garden, wall mounted boiler, radiator, leading to:

Bedroom 4

13'4" x 7'3" (4.06m x 2.21m)
Double glazed window to the front, fitted carpets and radiator.

Shower room

8'9" x 5'1" (2.67m x 1.55m)
Double glazed window to the rear, fully tiled walls, corner shower cubicle with electric shower, wash hand basin, low level WC, heated towel rail, extractor fan.

Landing

Double glazed window to the side, access to insulated loft with a drop-down ladder, fitted carpets.

Bedroom 1

14'4" x 11'2" (4.37m into bay x 3.40m)
Double glazed bay window to the front, fitted carpets and upright radiator

Bedroom 2

11'5" x 11'2" (3.49m x 3.40m)
Double glazed window to the rear, fitted carpets and radiator.

Bedroom 3

8'7" x 7'2" (2.61m x 2.19m)
Double glazed window to front, fitted carpets and radiator.

Bathroom

8'6" x 7'6" (2.58m x 2.28m)
2 Double glazed windows to the rear, fully tiled walls, with a 3/4th sized bath with mixer tap and shower extension, independent shower cubicle with electric powered shower unit, low level WC, wash hand basin in vanity unit, extensive matching cupboards, heated towel rail.

Annex

13'8" x 10'3" (4.17m x 3.13m)
In depended front door and double-glazed window to the front and side, built in wardrobes and shelves which also housing a double bed pull out and fold up mechanism, kitchenette area with a sink, electric integrated hob, spaces for a fridge, radiator and fitted carpets: leading to shower room.

Annex shower room

Double glazed window to the side, fully tiled walls, shower cubicle with electric shower over, low level WC, wash hand basin and heated towel rail.

Rear garden

A magnificent secluded garden being sunny aspect with traditional lawn flower beds and borders, mature plants and shrubs, a wonderful decking area ideal for outdoor entertaining, a sun room, side access via gates, electric point and outside water and light.

Driveway

Extensive gravel parking space with ample space for several cars.

Kenton

