



**£1,150,000**

**Manor Way**

Orpington, BR5 1NW

## PROPERTY SUMMARY

\*OPEN DAY SATURDAY 14TH MARCH BY APPOINTMENT ONLY\*

This spacious semi-detached house located on Manor Way, Petts Wood East has been extended and renovated beautifully, boasting modern design and layout.

As you enter the property you are greeted with the large entrance hall where you will find the downstairs WC. Also off of the hallway is the front reception room, currently used as an office and fourth bedroom. The ground floor of Manor Way boasts an incredibly large, impressive kitchen/diner with space for a dining area, the kitchen which benefits from high end integrated appliances and a lounge area. The lounge area has a very unique, bespoke built in storage unit spanning the entire wall, hidden within the storage shelves in a door leading you to the utility space, garage and another room currently used for storage.

The first floor is just as impressive, with three double bedrooms, two of which offering bespoke built in wardrobes and the modern family bathroom suite.

Manor Way is perfect for those looking for luxury living, offering the new owners a 'turn-key property'.

3



1



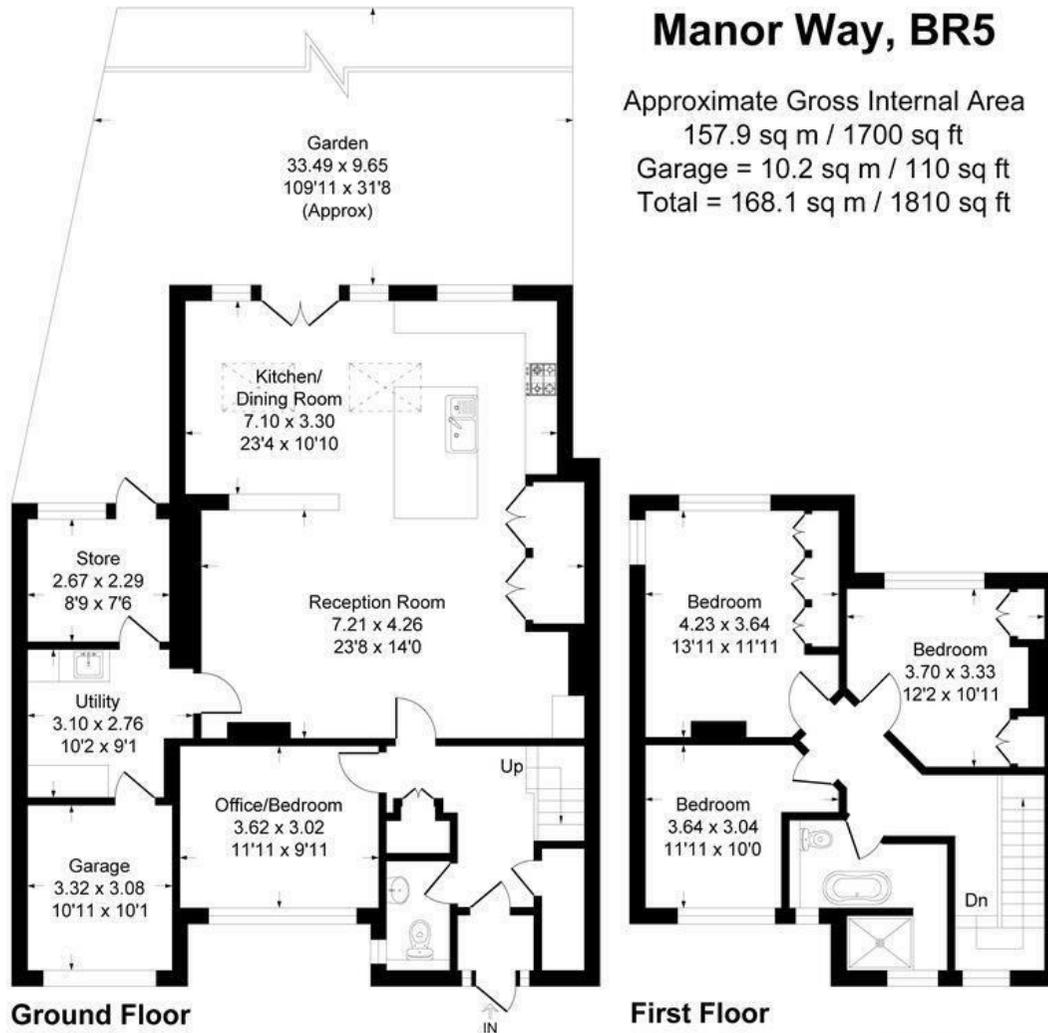
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# Manor Way, BR5

Approximate Gross Internal Area  
 157.9 sq m / 1700 sq ft  
 Garage = 10.2 sq m / 110 sq ft  
 Total = 168.1 sq m / 1810 sq ft



**Ground Floor**

**First Floor**



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 Planpix



**LOCAL AUTHORITY**

**TENURE**

**EPC RATING**  
 D

**COUNCIL TAX BAND**  
 F

**VIEWINGS**  
 By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 77        |
| (55-68) D                                   |  | 58                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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