



Sevenoaks Road, Orpington, Kent, BR6 9JL

£1,100,000 Freehold



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description

A substantial double-fronted detached family home dating back to 1903, full of character and retaining many original features including high ceilings, decorative cornicing, picture rails and attractive fireplaces.

The property enjoys a beautifully maintained rear garden extending to approximately 160ft, together with a carriage driveway providing ample off-street parking and access to a detached double garage. Ideally located within easy reach of Orpington High Street, Orpington mainline station and a selection of highly regarded schools.

The spacious accommodation comprises an inviting entrance hall, a large dual-aspect living room, separate dining room, study/home office and a well-equipped kitchen/breakfast room with adjoining utility area and cloakroom.

To the first floor, a bright galleried landing leads to four generously sized double bedrooms, including a principal bedroom with en-suite shower room, as well as a separate family bathroom.

Combining period charm with practical family living, this attractive home offers generous accommodation both inside and out in a highly sought-after location.

COVERED ENTRANCE AREA:

tiled entrance step: front door to:-

SPACIOUS ENTRANCE HALL:

17'5" x 7'8" (5.33m x 2.36m)

with leaded sidelights to front aspect: picture rail: original cornicing: radiator: stairs to first floor with galleried landing: under stairs cupboards:: doors to:

THROUGH LOUNGE:

(20'11" x 14'0") (6.40m x 4.27m)

A lovely dual aspect room with double glazed leaded window to front aspect and double glazed leaded french doors opening onto garden patio: fireplace with marble hearth, gas coal effect fire (currently unused): 2 radiators: original cornicing.

DINING ROOM:

15'8" x 13'8" (4.80m x 4.19m)

double glazed leaded window to front aspect: feature original

fireplace: radiator: picture rail: original cornicing: archway to kitchen.

STUDY:

8'0" x 7'8" (2.44m x 2.36m)

double glazed window overlooking rear garden: radiator.

KITCHEN/BREAKFAST ROOM:

16'2" x 15'5" (4.95m x 4.72m)

a dual aspect room with double glazed window to side aspect and with double glazed door and window to garden: fitted with a range of wall and base storage cupboards with worksurfaces over incorporating sink unit with drainer: integrated 'Smeg' 5-ring gas hob with feature extractor hood over: integrated 'Neff' oven: integrated 'Hotpoint' dishwasher: space for large fridge/freezer: breakfast bar: 2 radiators: tile effect vinyl flooring: coved ceiling: through to:-

UTILITY/CLOAKROOM:

9'3" x 4'0" (2.82m x 1.22m)

double glazed window to rear aspect: space and plumbing for washing machine: space for tumble dryer: worksurface: wall mounted 'Potterton' boiler for central heating: water softener: vanity wash hand basin: tile effect vinyl flooring: door to:-

SEPARATE W.C.:

opaque double glazed window to rear: low level w.c.: tile effect vinyl flooring.

GALLERIED LANDING:

a bright spacious landing with large skylight: access to loft via pull down ladder: picture rail: doors to:-

BEDROOM 1:

16'0" x 14'0" (4.88m x 4.27m)

double glazed leaded window to front aspect: picture rail: radiator: door to:-

EN SUITE SHOWER ROOM:

7'8" x 6'5" (2.36m x 1.98m)

with doors to both bedroom and landing: opaque leaded double glazed window to front aspect: enclosed shower cubicle with 'Aqualisa' fitting: low level w.c.:

Tel: 01689 821904

BEDROOM 2:

14'0" x 10'0" (4.27m x 3.05m)

double glazed leaded window to front aspect: picture rail: radiator.

BEDROOM 3:

14'0" x 10'0" (4.27m x 3.05m)

double glazed window to rear aspect: feature cast iron fireplace: picture rail: radiator.

BEDROOM 4:

13'8" x 9'8" (4.19m x 2.97m)

double glazed window to side aspect: airing cupboard: feature cast iron fireplace: radiator: doors to large eaves storage area.

BATHROOM:

7'8" x 7'8" (2.36m x 2.36m)

opaque double glazed window to rear aspect: suite comprising corner bath with shower over: low level w.c.: pedestal wash hand basin: heated towel radiator: further radiator: part tiled walls: tile effect vinyl flooring.

DETACHED DOUBLE GARAGE:

16'2" x 14'2" (4.95m x 4.34m)

with courtesy door to garden: newly fitted up and over door to front: light & power.

GARDENS:

The front garden is laid to a 'carriage' driveway providing ample off street parking, shrub borders. The superb, mature and well maintained rear garden is approximately 160ft deep

(48.77m) and approximately 60ft wide (18.29m) having a westerly aspect, mainly laid to lawn with shrub/tree borders, a large patio area, a potting shed and children's shed: outside tap: security lighting with cameras: drive to the side with gated access to front.

AGENT'S NOTE

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "G"

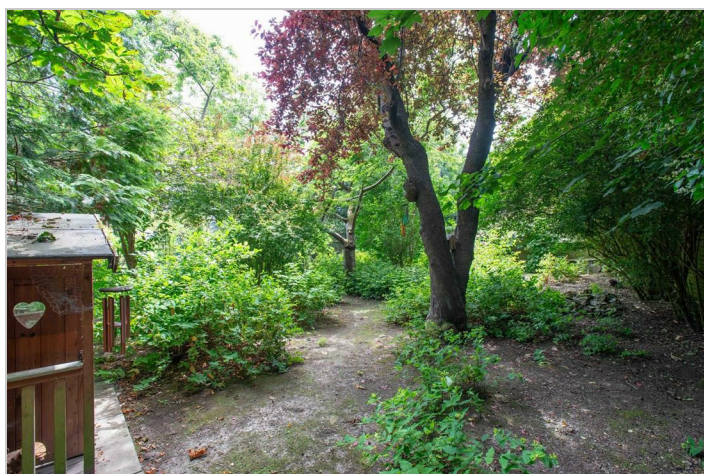
EPC Rating: "D"

Total Square Meters: Approximately 184

Total Square feet: Approximately 1980

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





Floor Plan



Sevenoaks Road, BR6

Approximate Gross Internal Area = 181 sq m / 1945 sq ft
 Approximate Garage Internal Area = 22 sq m / 233 sq ft
 Approximate Total Internal Area = 203 sq m / 2178 sq ft
 (excludes restricted head height)

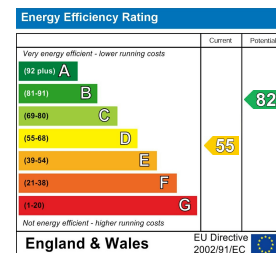


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Planpix

Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.