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Eastcote, Orpington, Kent, BR6 0AU

£1,150,000 Freehold

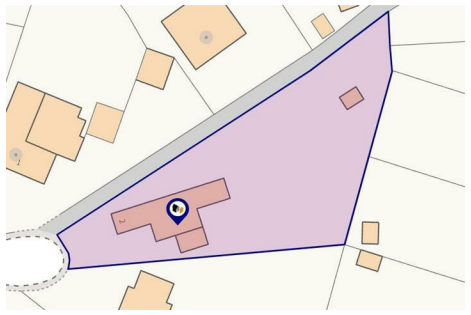
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Property Description
Perfect for the discerning purchaser looking for something that is that 'little bit special'- a unique 1930s detached property of immense charm and character, which still retains period features such as oak flooring and high ceilings. The property is located within a small select enclave of just 6 properties, within the highly sought-after Knoll area of Orpington, and this particular residence is set back from the road behind hedge screening, and is situated on a substantial wedge-shaped plot which measures approximately 200'0" x 140'0" max. It is within walking distance of the mainline station and the High Street. Incredibly popular schools are also close by. In addition to two bedrooms and a bathroom on the first floor, there is excellent ground floor accommodation which is adaptable and includes a lovely double aspect lounge with feature fireplace, a refitted 18'0" Kitchen & Dining/Family Area, the master bedroom, another bathroom, plus a further bedroom or reception room. The garden boasts an array of trees and shrubs offering natural seclusion. There is also an extensive York stone patio - ideal for relaxing, or entertaining, as well as a hot tub, and some outbuildings. To the front, there is a large driveway for several cars, and a detached garage.

Entrance Hall
A lovely welcoming, bright hallway. New contemporary style entrance door to the side. Double glazed multi pane effect window to the side. Double panel radiator. Staircase leading to the first floor, and with cupboard under. Attractive oak flooring.

Bedroom 2/Study
Being double aspect, with a double glazed multi pane effect windows to both the front and to the side. Louvre doored cupboard housing wall mounted gas fired Worcester Bosch boiler. Additional louvre doored cloaks cupboard. Two double panel radiators. Attractive oak flooring. Wall light points.

Lounge
Another lovely double aspect room with double glazed multi pane effect French doors opening directly onto the rear garden, plus double glazed multi pane effect window to the front. Feature marble effect fireplace with fitted coal effect gas fire. Three double panel radiators. Attractive polished flooring. Picture rail, Decorative coving.

Kitchen & Dining/Family Area
The kitchen area is fitted with a range of matching wall, base and drawer units with colour coordinated work surfaces and inset one and a half bowl sink and drainer unit. Integrated ceramic hob, with extractor hood above, and oven. Space and plumbing for washing machine and dishwasher. Three double glazed multi pane effect windows to the side. Attractive oak flooring. Double panel radiator. Coving to ceiling. Downlighting.

Inner Hallway
Attractive oak flooring. Double glazed window to the side. Downlighting. UPVc door to the side, leading to the rear garden. Doors to:-

Bedroom 1
Yet another double aspect room with double glazed multi pane effect windows tot he rear and to the side, overlooking the gardens. Range of fitted wardrobes to one wall. Double panel radiator. Attractive oak flooring.

Bathroom # 1
Fitted with a contemporary style white suite comprising:- panel bath within recess; separate fully tiled corner shower cubicle with "rain drop" fixed head; low level WC; 'his and her's' wash hand basins set within vanity unit, partly tiled walls, double glazed frosted window to side, ladder style radiator, ceramic tiled flooring. Extractor.

First Floor Landing
Double glazed multi pane effect window to the front. Fitted

with a range of four full height wardrobes to one wall, including access to fully boarded eaves storage, plus access to the loft.

Bedroom 3

Double glazed multi pane effect window overlooking the rear garden. Double panel radiator. Built in cupboard providing access to eaves,

Bedroom 4

Double glazed multi pane effect window to the side. Double panel radiator.

Bathroom # 2

Fitted with a three piece suite comprising: panel bath with mixer taps; pedestal wash hand basin; and low level WC. Fully tiled walls. Ceramic tiled flooring. Skylight window.

Rear Garden

Overall plot size 200'0" x 140'0" max dimensions, on substantial wedge-shaped plot (Rear Garden approx. 193'10" x 71'11" max)
A lovely secluded rear garden which also extends to the side of the house, with mature trees and shrubs. Extensive York stone patio area with remote controlled sun awning. Steps lead up to a large area of lawn. External lighting. Hot and cold water taps. Timber garden shed. Two further sheds/workshops with power and lighting. Concrete base/space for the erection of another shed/workshop or even a summerhouse/home office/home gym/recreation room/etc, if required. Hot tub. Gated pedestrian access to both sides.

Front Garden

Secluded with hedge screening. Crazy paved driveway allowing parking for several vehicles.

Detached Garage

With up and over door to front. Power and lighting. Personal door and window to side. Hot and cold water taps.

Agent's Note

Council Tax Band: "G"
EPC Rating: "D"
Total Square Meters: Approximately 124.3 (excluding garage and outbuildings)
Total Square feet: Approximately 133 (excluding garage and outbuildings)
Room Dimensions: As per floorplan





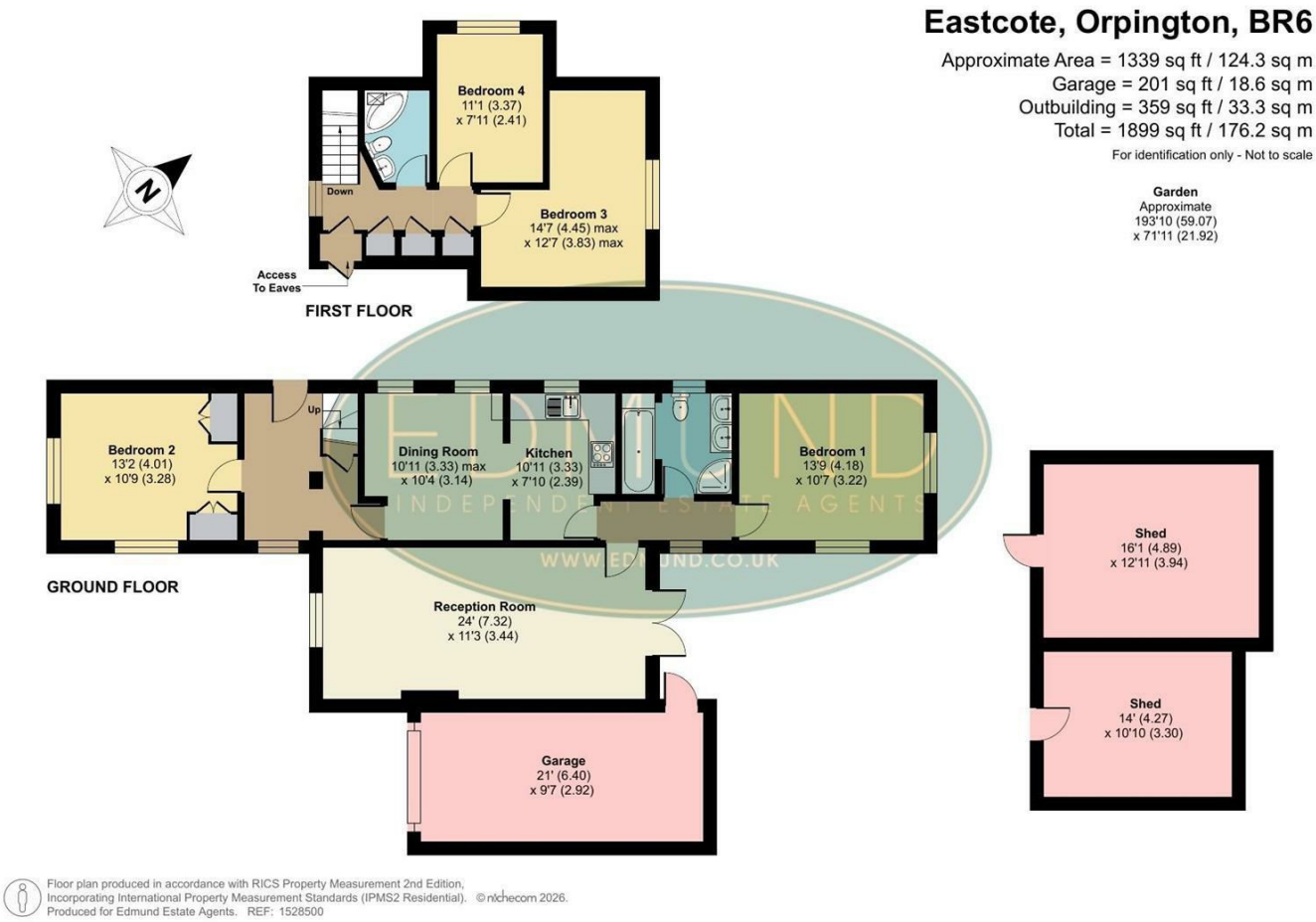








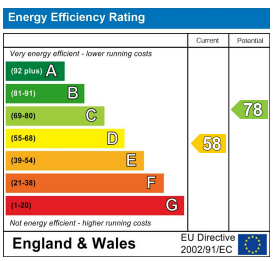
Floor Plan



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



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