



Total area: approx. 149.8 sq. metres (1612.4 sq. feet)



## Abbey Close | Orpington | BR6

£775,000

- Modern-built detached house
- 4 bedrooms
- 3 bathrooms
- Gated development
- Garage & driveway
- Underfloor-heated conservatory
- 1,600 square foot +
- Conveniently-located for amenities



Kenton are delighted to present this modern-built 4 bedroom and 3 bathroom (+ ground floor WC) detached house, presented in immaculate condition throughout and situated within a conveniently-located gated development. Spanning over 1,600 square feet collectively, internally, to the ground floor, the property comprises; an ample-sized lounge/diner, additional reception space in the form of an underfloor-heated conservatory overlooking the rear garden, a well-proportioned and high-quality kitchen to the front, and finally a guest WC. To the first floor, you will find 3 bedrooms, two of which are of double size and one of which features an en-suite, as well as a family bathroom. Via a second floor is Bedroom 1 which features both another en-suite as well as a dressing room. Originally built circa 2007 and owned by our client since new (whom has evidently maintained the property very well during their ownership), throughout the property is presented in contemporary and neutral decorative order. Externally, there is an attractive rear garden featuring both traditional lawn and patio areas. Furthermore, there is also an attached garage to the side (which can be accessed via both the front as well as the rear garden) with off-street parking space in front via a driveway. Abbey Close is, as referenced, conveniently-located with, for instance, Chelsfield Station a circa 15 minute walk away providing direct and frequent services into central London. Orpington High Street is also a short drive or bus ride away (or circa 20-25 minute walk), featuring an array of; handy shops, restaurants, bars and leisure and beauty facilities. Additionally, some of Orpington's most reputable and coveted schools are easily-accessible, namely the popular Highway Primary School as well as the well-renowned St. Olaves and Newstead Wood Grammar Schools.

Please note, there is a service charge payable for the development, with the current charge at £550.00 per annum.

**£775,000 Freehold**



## Abbey Close, Orpington, BR6



### **Hallway**

Composite front door, staircase to first floor, radiator, coved ceiling, LVT flooring.

### **Kitchen**

16'3" x 8'2" (4.96m x 2.48m)  
Double glazed multi-pane window to the front, range of modern wall and base units, cupboards and drawers, granite work surfaces, sink unit with mixer tap, integrated electric hob with extractor hood over, integrated oven and grill, integrated microwave, integrated fridge-freezer, integrated dishwasher, radiator, coved ceiling, inset lighting, tiled flooring.

### **Lounge/Diner**

16'11" x 15'6" (5.15m x 4.72m)  
Double glazed multi-pane windows to the side and rear, double glazed doors to the conservatory, feature electric fireplace, understairs storage cupboard, radiator, coved ceiling, inset lighting, LVT flooring.

### **Conservatory**

9'8" x 14'11" (2.94m x 4.54m)  
Double glazed conservatory on a half-brick base, double glazed doors to the rear garden, underfloor heating, tiled flooring.

### **WC**

Double glazed frosted window to the front, low-level WC, wash hand basin, part tiled walls, radiator, tiled flooring.

### **Landing**

Two built-in storage cupboards, staircase to second floor, fitted carpet.

### **Bedroom 2**

14'5" x 9'5" (4.39m x 2.86m) measured at maximum  
Double glazed multi-pane window to the rear, built-in cupboard, radiator, coved ceiling, fitted carpet. Door to:

### **En-suite Shower Room**

Double glazed frosted window to the side, shower cubicle, low-level WC, wash hand basin in vanity unit, chrome heated towel rail, part-tiled walls, tiled flooring.

### **Bedroom 3**

12'3" x 8'2" (3.74m x 2.48m) measured at maximum  
Double glazed multi-pane window to the front, radiator, coved ceiling, fitted carpet.

### **Bedroom 4**

8'7" x 5'9" (2.61m x 1.76m)  
Double glazed multi-pane window to the rear, radiator, coved ceiling, fitted carpet.

### **Bathroom**

Double glazed frosted window to the front, panelled bath with shower over, low-level WC, wash hand basin in vanity unit, fully-tiled walls, chrome heated towel rail, tiled flooring.

### **Bedroom 1**

16'4" x 15'6" (4.98m x 4.73m) measured at maximum  
Double glazed multi-pane window to the front, built-in eaves storage, radiator, coved ceiling, fitted carpets.

### **En-suite**

Remodelled in recent years, comprising; double glazed velux window to the rear, shower cubicle, low-level WC, wash hand basin in vanity unit, part-tiled walls, tiled flooring.

### **Dressing Room**

Double glazed Velux window to the rear, range of built-in shelving, rails and drawers, fitted carpet.

### **Rear Garden**

Traditional lawn with flowerbed, raised patio area, plus further patio area to the side, access to the garage.

### **Garage**

Up and over door to the front, plumbing for washing machine, door to the rear to access garden, power and light.

### **Driveway**

Off-street parking in-front of garage.

