



OFFERS IN EXCESS OF

£1,600,000

Willett Way

Orpington, BR5 1QE

PROPERTY SUMMARY

Sinclair Hammelton are delighted to offer to the market this simply stunning, 1930s FIVE bedroom detached house, filled with character and located on a prime road in Petts Wood East. Willett Way has been tastefully renovated to boast modern luxury living, whilst keeping a plethora of original features. As you enter the property you are greeted with the grand entrance hall featuring the original oak wood panelling throughout, off of the entrance hall is the downstairs WC. The entrance hall leads you straight to the large and modern open plan kitchen diner, full of top of the range integrated appliances and featuring a separate utility space. There are two reception rooms on the ground floor, one of which is a large yet cosy front 'TV Room', ideal for family movie nights. The other is perfect for a more formal sitting room, offering parquet flooring and a simply stunning inglenook fireplace. On the ground floor you will also find a tastefully decorated office space benefitting from bespoke built in storage units and desk area. The entire ground floor also benefits from underfloor heating. The first floor of the property is just as impressive as the ground floor, offering FIVE double bedrooms. The principle bedroom offering its very own, modern en-suite. One of the double bedrooms is currently being used as a walk in wardrobe, with high end fitted wardrobes and desk area. The family bathroom can also be found on the first floor, offering both a jacuzzi bath as well as a freestanding shower. Externally the property offers a sizeable driveway, large enough for multiple cars and outside storage to the front of the property. To the rear you will find a spacious 87 ft. garden, mainly laid to lawn but also featuring a patio area ideal for al-fresco dining.

5



2



3





LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

C

COUNCIL TAX BAND

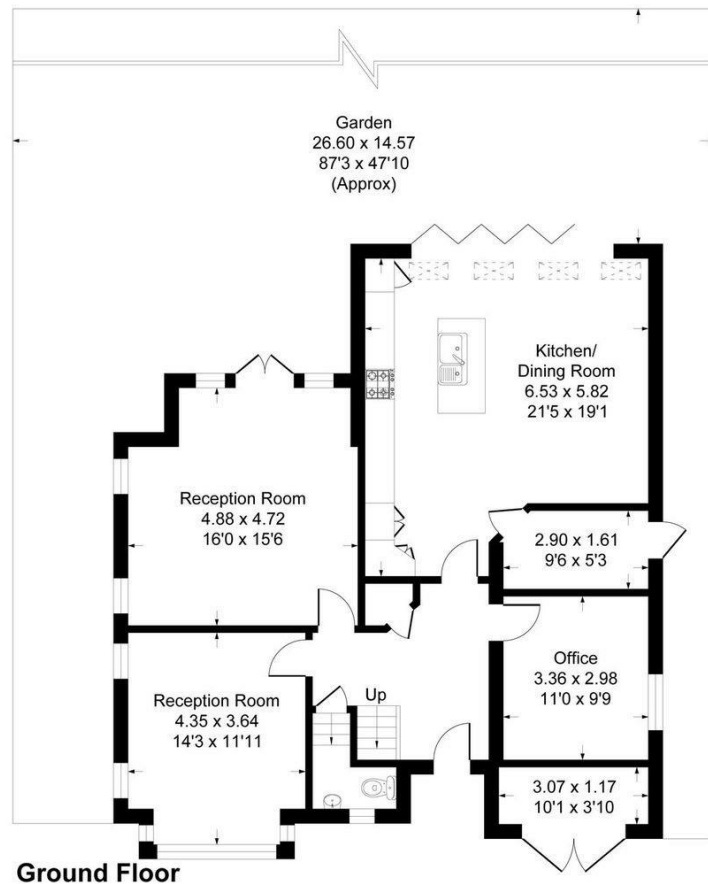
G

VIEWINGS

By prior appointment only

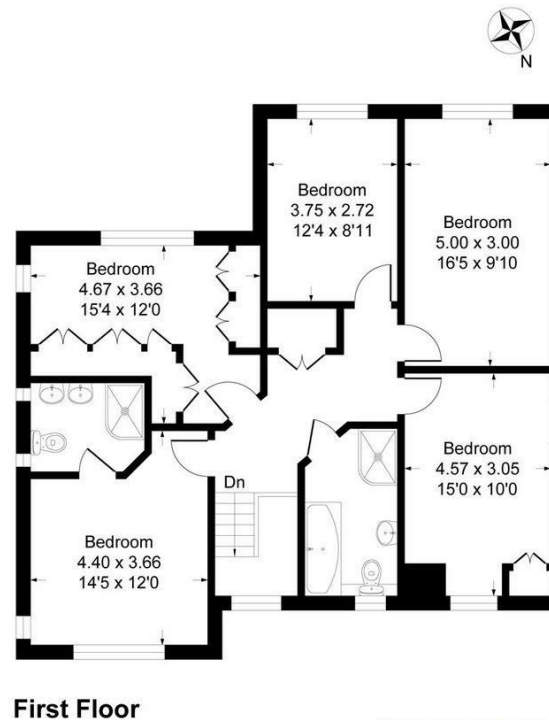
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Willett Way, BR5

Approximate Gross Internal Area 203.1 sq m / 2187 sq ft



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



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