

G & H

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FOR SALE

Elm Grove, Orpington
Orpington

Guide Price
£800,000 - £825,000



This four bedroom 1930's family home is beautifully presented throughout and offers spacious accommodation combined with a sought after location in the popular Knoll area of Orpington, just a short distance from the Town Centre and Train Station.

The 1669 sq ft of accommodation comprises as follows; to the ground floor, porch leading to the entrance hall and front reception room with log burner, back reception, kitchen/diner with fitted kitchen and wood worktops, utility, shower room and store. To the first floor are to be found three bedrooms, the family bathroom and separate W.C. The loft conversion provides a large master bedroom with additional storage into the eaves. Externally the rear garden extends to approximately 71', has a laid lawn and patio area and boasts a south westerly aspect. To the front of the property the driveway provides off road parking for two or more vehicles.

This highly regarded area offers numerous benefits including a 0.3 mile journey to Orpington Station and 0.4 of a mile to the High Street. The area is known for its reputable schools such as Newstead Wood grammar school for girls and St. Olave's grammar school for boys. The town centre has an array of shops, restaurants, cafe's and entertainment facilities including an Odeon Cinema. Sports facilities are also well catered nearby with the Walnuts Leisure Centre, golf courses, football and rugby clubs. The M25 is also within easy access. We strongly advise your internal inspection to appreciate the standard of accommodation on offer.

EPC Rating: C





Tenure: Freehold

Bedrooms: 4

Bathrooms: 2

Receptions: 3

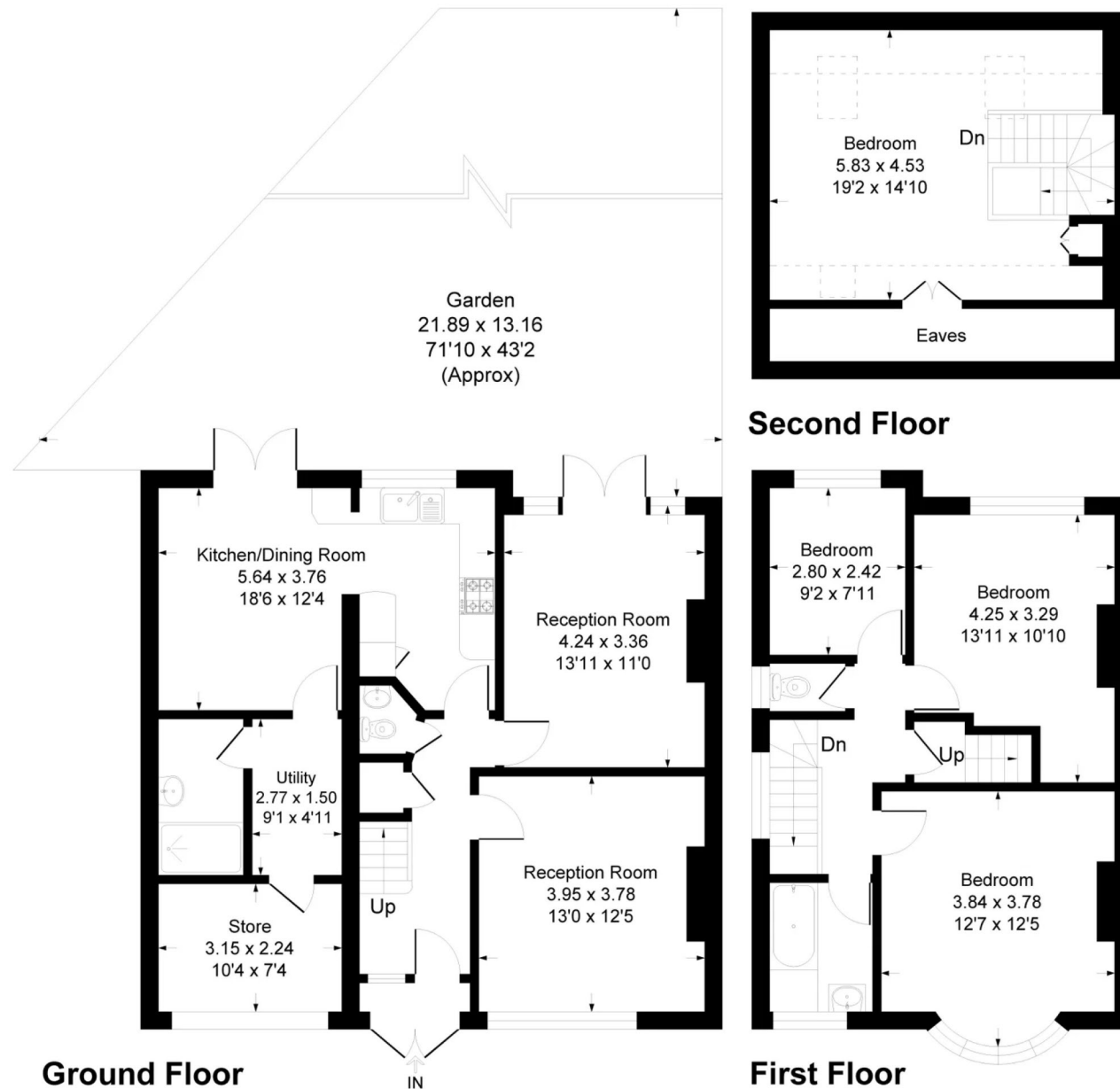
Council Tax Band: F

- Four Bedrooms
- Semi Detached
- 1669 SQ FT
- Two Reception Rooms
- Kitchen/Diner
- 71' Rear Garden
- Off Road Parking
- Sought After Area
- Close Proximity to Orpington Station
- Close Proximity to Popular Schools



Elm Grive BR6 0AA

Approximate Gross Internal Area = 155.1 sq m / 1669 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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