



Total area: approx. 125.6 sq. metres (1352.4 sq. feet)



Fieldside Close | Orpington | BR6

Guide Price £600,000 - £625,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

- 4 bedroom detached house
- Ample reception space
- Ground floor cloakroom
- En-suite shower area to Bedroom 1
- South-facing rear garden
- Driveway, garage & large plot
- Convenient & popular location
- No onward chain



Kenton are delighted to present this 4 bedroom detached property, situated on a larger-than-average plot in a tranquil cul-de-sac, yet also conveniently located within close proximity to; transport links, general amenities as well as the ever-coveted Darrick Wood School. Internally, the property is presented in neutral decorative order throughout and comprises, to the ground floor; a spacious living room to the front (with a feature fireplace and three windows facilitating an abundance of natural light) which in turn opens on to a separate dining room, a conservatory looking out on to the rear garden, a fitted kitchen (again looking on to the rear garden), in addition to a cloakroom with W.C. To the first floor, you will find four bedrooms (with "Bedroom 1" benefitting from a en-suite shower area) and a family bathroom. Externally, there is a South-facing rear garden with both a decking and traditional lawn area, as well as a detached garage (which can be accessed via both the front and rear garden). Furthermore, there is also a driveway to the front providing off-street parking. Also undoubtedly worthy of further note is the aforementioned large plot that the property is situated on (illustrated with a photograph of the title plan), which would enable a prospective buyer to extend should they so wish (STPP by default). Fieldside Close is, as aforementioned, a convenient and also popular location. The ever-popular and reputable Darrick Wood School (mixed Primary and Secondary) is within short walking distance. Furthermore, Locksbottom High Street and its array of; convenient shops, restaurants, pubs/bars and leisure facilities is also a short walk away. Orpington High Street and Bromley are also easily-accessible via a short drive or bus ride away (with bus routes within walking distance). Offered to the market with the benefit of no onward chain.

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Entrance Hall

UPVC front door with double glazed leaded light frosted window panels, coved ceiling, staircase to first floor, radiator, fitted carpet.

Living Room

15'11" x 16'9" (4.85m x 5.11m)
Three double glazed leaded light windows to front, coved ceiling, picture rail, feature fireplace, understairs storage cupboard, radiators, fitted carpet.

Dining Room

10'6" x 8'11" (3.20m x 2.73m)
Doors opening on to conservatory, coved ceiling, picture rail, serving hatch to Kitchen, radiator, fitted carpet.

Conservatory

12'2" x 8'10" (3.70m x 2.68m)
Double glazed conservatory on a brick base, doors to side (leading to rear garden), radiator, laminated wood flooring.

Kitchen

10'4" x 9'11" (3.14m x 3.03m)
Double glazed leaded light window to rear, double glazed leaded light window to rear garden, inset spotlighting, range of matching wall and base units and cupboards and drawers, working surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, integrated oven with hob and extractor hood over, integrated fridge, plumbing for dishwasher/washing machine, wall-mounted boiler, radiator, vinyl flooring.

Cloakroom

4'11" x 2'11" (1.49m x 0.89m)
Double glazed frosted window to side, low level W.C, sink unit, tiled flooring.

Landing

Access to loft, fitted carpet.

Bedroom 1

12'0" x 11'5" (3.66m x 3.47m)
Double glazed leaded light windows to front, fitted wardrobes with sliding mirrored doors, radiator, fitted carpet. Opening on to;

Shower Area

5'7" x 2'9" (1.70m x 0.83m)
Double glazed leaded light frosted window to side, tiled walls, walk-in shower cubicle with folding shower screen, wash hand basin, fitted carpet.

Bedroom 2

10'8" x 10'10" (3.24m x 3.29m)
Double glazed leaded light window to rear, airing cupboard housing hot water cylinder, radiator, fitted carpet.

Bedroom 3

8'11" x 7'7" (2.73m x 2.30m)
Double glazed leaded light window to front, radiator, fitted carpet.

Bedroom 4

8'4" x 8'2" (2.54m x 2.48m)
Double glazed leaded light window to rear, radiator, fitted carpet.

Bathroom

8'2" x 5'1" (2.48m x 1.56m)
Double glazed leaded light frosted window to side, half-tiled walls, panelled bath with shower extension, low level W.C, wash hand basin, radiator, tiled flooring.

Rear Garden

Approximately 35ft in length x 25ft in width
South facing with; patio area, traditional lawn area, mature trees and shrubs, access to garage via rear door, side access via gate.

Garage

Up-and-over door, plumbing/space for washing machine/tumble dryer, power, light.

Front

Driveway providing off-street parking, access to garage via up-and-over door.

