



26 Rosecroft Close, Orpington, BR5 4DX

Offers In Excess Of £575,000

- Three Bedrooms
- 16'8 Reception Room
- Stunning Rear Garden
- 25'5 Kitchen/Diner
- Semi Detached
- Summer House

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This charming and immaculately presented three-bedroom semi-detached family home is situated on a peaceful, tree-lined residential road in the highly sought-after area of Derry Downs, off Chelsfield Road in Orpington.

The thoughtfully upgraded accommodation offers a stunning 25'5 kitchen/diner, complete with built-in ceiling Bluetooth speakers, perfect for entertaining or relaxed family meals. There is also a generous 16'8 reception room, three well-proportioned bedrooms (each benefiting from built-in wardrobes and stylish shutters), and a modern first-floor family bathroom. Outside, the tranquil rear garden provides a wonderful outdoor space featuring a low-maintenance composite decking area, sunken trampoline and a summer house. Whether hosting family gatherings or simply unwinding after a busy day, this garden is a true haven. Having undergone a comprehensive programme of improvement works in recent years, the property is presented in excellent condition and offers a genuine turnkey opportunity for its new owners.

Derry Downs is a desirable residential enclave with excellent access to greenbelt countryside. Local fields and woods are just a 5-minute walk away, while a nearby park provides additional outdoor space. A primary school and doctor's surgery are conveniently located at number 29 Derry Downs.

St Philomena's Roman Catholic Primary School lies directly opposite on Chelsfield Road. For secondary education, the highly regarded St Olave's Grammar School for Boys and Newstead Wood School (Girls'



Council Tax Band: E





Viewings

Viewings by arrangement only.
Call 0208 859 1100 to make an appointment.

EPC Rating:

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	