

Ground Floor & Double Garage
Approx. 97.2 sq. metres (1046.2 sq. feet)



Total area: approx. 157.1 sq. metres (1691.1 sq. feet)



Holywell Close | Orpington | BR6

Guide Price £850,000 - £875,000

-  LARGE PLOT & CIRCA 1,700 SQFT
-  3 RECEPTION ROOMS
-  NEW KITCHEN & UTILITY ROOM
-  DOUBLE GARAGE + DRIVEWAY
-  4 BEDROOMS
-  2 BATH/SOWER ROOMS + GROUND FLOOR W.C
-  CLOSE TO; STATIONS, HIGH STREET & SCHOOLS
-  NO ONWARD CHAIN



LARGE PLOT* *CIRCA 1,700 SQFT IN TOTAL* *NO ONWARD CHAIN Kenton are delighted to present this 4 bedroom, 3 reception room and 2 bath/shower room (+ ground floor W.C) detached house, situated within the ever-coveted and conveniently-located "Maples" development to South Orpington. Having recently undergone a programme of renovation and re-decoration, resultantly the property is presented in modern condition and neutral decorative order throughout. To the ground floor, you will find; an ample-sized living room featuring an attractive box-bay window to the front, a separate dining room, further reception space in the form of a study, a newly-fitted stylish two-tone kitchen which in turn leads to an also-newly fitted utility room of the same style for continuity, as well as a ground floor W.C. The first floor features four bedrooms, "Bedroom 1" of which benefits from an en-suite, as well as a family bathroom. Externally, there is a large surrounding rear garden, featuring vast traditional lawn area and boasting both east and south orientation. Furthermore, notably there is also a double garage in addition to a driveway facilitating off-street parking for several vehicles. Significantly, the property is situated on a larger-than-average plot (circa 0.16 of an acre by our estimate), and so resultantly significant extension potential is available to the new prospective owners (subject to planning consent by default), with precedents for various different extensions amongst neighbouring properties. The "Maples" development, built at the start of the millennium, is a highly-popular development boasting close proximity to a range of transport links and general amenities. For instance, Chelsfield Station is a mere half a mile or so away and offers direct and frequent services into central London. Orpington Station is also easily-accessible (being circa one mile away) via either a short bus ride or drive (or indeed a circa 25 minute walk), again providing extensive services into central London. Orpington High Street it also within close proximity, featuring an array of; handy shops, restaurants, bars and beauty and leisure facilities (such as an ODEON cinema complex). Furthermore, some of Orpington's most reputable schools are close by, namely the ever-coveted and currently-rated Ofsted "outstanding" Warren Road Primary School, as well as the incredibly well-renowned Newstead Wood and St. Olaves Grammar Schools, for instance.

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Hallway

14'2" x 5'10" (4.33m x 1.77m)

Double glazed frosted wooden front door, staircase to first floor with storage cupboard underneath, coved ceiling, inset spotlighting, radiator, laminated wood flooring.

Living Room

16'1" into bay x 14'3" (4.89m into bay x 4.35m)

Double glazed box bay window to front, double glazed window to side, coved ceiling, inset spotlighting, feature electric fireplace with marble and wooden surround, radiator, laminated wood flooring.

Dining Room

8'10" x 10'10" (2.68m x 3.30m)

Double glazed doors to rear garden, coved ceiling, radiator, laminated wood flooring.

Kitchen

8'10" x 16'6" (2.69m x 5.04m)

Double glazed windows to rear, coved ceiling, inset spotlighting, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, integrated oven and grill, integrated induction hob with fitted extractor hood over, integrated fridge-freezer, integrated dishwasher, radiator, tiled flooring.

Utility Room

5'7" x 7'8" (1.71m x 2.34m)

Double glazed wooden door to side, coved ceiling, inset spotlighting, matching wall and base units, work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring.

Study

6'5" x 6'12" (1.95m x 2.13m)

Double glazed window to front, double glazed window to side, coved ceiling, inset spotlighting, radiator, laminated wood flooring.

W.C

3'10" x 7'1" (1.18m x 2.15m)

Double glazed frosted window to side, coved ceiling, inset spotlighting, low level W.C, wash hand basin in vanity unit with splashback tiling, radiator, laminated wood flooring.

Landing

Coved ceiling, airing cupboard housing "Megaflo" water cylinder, access to loft (which is both boarded and insulated), fitted carpet.

Bedroom 1

11'7" x 14'3" (3.53m x 4.35m)

Double glazed window to front, coved ceiling, radiator, fitted carpet.

En-Suite

5'3" x 6'1" (1.59m x 1.86m)

Double glazed frosted window to front, coved ceiling, corner shower cubicle, low level W.C, wash hand basin in vanity unit, shaving point, radiator, linoleum flooring.

Bedroom 2

12'10" x 9'9" (3.90m x 2.98m)

Double glazed window to front, coved ceiling, radiator, fitted carpet.

Bedroom 3

11'3" maximum x 11'3" maximum (3.42m maximum x 3.43m maximum)

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

Bedroom 4

10'0" maximum x 8'8" maximum (3.05m maximum x 2.64m maximum)

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

Bathroom

5'7" x 7'1" (1.71m x 2.17m)

Double glazed frosted window to rear, coved ceiling, panelled bath with shower extension over and tiled surround, low level W.C, wash hand basin in vanity unit with splashback tiling, extractor fan, shaving point, radiator, linoleum flooring.

Rear & Side Garden

Approximately 80ft in length x 65ft in width at maximum respectively

East and South-facing, featuring; patio area, traditional lawn area, mature trees and shrubs, wooden storage shed, light, water tap, side access via gates.

Double Garage

19'11" x 17'5" (6.06m x 5.30m)

Up-and-over doors, light, power.

Front

Driveway facilitating off-street parking for several vehicles, side access via gates.

