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## Roedean Close | Orpington | BR6

Asking price of £850,000

- Chain free
- 4 Bedroom detached house
- 2 Bathrooms plus ground floor WC
- Kitchen/diner
- Insulated workshop/office with; heating, power and light
- Separate lounge
- Attached garage, plus driveway for multiple vehicles
- Circa 15-20 minute walk to Chelsfield Station



**CHAIN FREE!** Nestled in the heart of a popular cul-de-sac location, Kenton are delighted to present to the market this mid-1980's 4 bedroom, 2 bathroom detached family residence. Internally, the property comprises, a welcoming entrance hallway, spacious front-to-back kitchen/diner, separate double aspect living room, and a guest cloakroom to the ground floor. To the first floor, you will find 4 ample bedrooms, of which three benefit from built-in storage, and bedroom 1 further benefitting from an en-suite bathroom. A neutrally decorated family bathroom completes the internal accommodation. Outside, the rear garden boasts a southerly aspect, with a patio area for entertaining, and a traditional lawn. Also to note, there is a workshop (with attached garden storage) to the rear of the garden, which is insulated and features; electric heating, power and light and that one could easily utilise as a home office/gym. Furthermore, the attached garage is ample in size, with storage space situated within the pitched roof area. To the front of the property, there is a lengthy driveway, providing off-street parking for multiple vehicles (including electric cars as there is a charging point installed). To our mind, whilst the property is of a good size for a family, there is opportunity for any new owner to extend to the rear and/or side subject to planning permissions. Roedean Close is conveniently situated for commuters, with Chelsfield Station being within circa 15-20 minutes' walk, and Orpington station only a short bus/car ride away. Furthermore, many well-regarded schools are also within close proximity, namely St. Olaves Grammar School, The Highway Primary School and Warren Road Primary School. Orpington High Street is equally accessible, offering an array of shops, restaurants and leisure facilities for all families.

Asking price of £850,000 Freehold



## Roedean Close, Orpington, BR6



### Hallway

Original front door, double glazed window to the side, staircase to first floor with cupboard under, radiator, tiled flooring.

### Kitchen/Diner

18'0" x 10'3" (5.49m x 3.13m)  
Double glazed multi-pane window to the front and rear, double glazed multi-pane door to the rear garden, range of matching wall and base units, cupboards and drawers, sink unit with mixer tap, extensive working surfaces, integrated gas hob with extractor hood over, integrated oven, integrated dishwasher, space for upright fridge freezer, radiator, tiled flooring.

### Living Room

17'11" x 10'7" (5.46m x 3.22m)  
Double glazed multi-pane window to the front, double glazed multi-paned doors to the rear garden, radiator, wood flooring.

### WC

Double glazed frosted window to the front, low-level WC, wash hand basin in vanity unit, radiator, tiled flooring.

### Landing

Access to loft, wood flooring.

### Bedroom 1

10'7" x 13'3" (3.23m x 4.05m)  
Double glazed multi-pane window to the front, range of wall-to-wall wardrobes, radiator, wood flooring.  
Door to:

### En-suite

Double glazed frosted multi-pane window to the front, panelled bath with mixer tap and shower extension, low-level WC, wash hand basin, heated towel rail, fully tiled walls, tiled flooring.

### Bedroom 2

8'10" x 10'10" (2.69m x 3.30m)  
Double glazed multi-pane window to the front, built-in storage cupboard, radiator, wood flooring.

### Bedroom 3

8'10" x 7'7" (2.69m x 2.31m)  
Double glazed multi-pane window to the rear, radiator, wood flooring.

### Bedroom 4

7'1" x 9'2" (2.15m x 2.80m)  
Double glazed multi-pane window to the rear, built-in storage cupboard, radiator, wood flooring.

### Bathroom

Double glazed frosted multi-pane window to the rear, panelled bath with mixer tap and shower over, low-level WC, wash hand basin, heated towel rail, fully tiled walls, tiled flooring.

### Rear Garden

South-facing rear garden, patio area, traditional lawn with mature shrubs and trees to border, workshop plus adjoining garden storage, access to garage.

### Workshop

9'2" x 15'6" (2.80m x 4.73m)  
Insulated and featuring; double doors to the front, windows to front, electric heating, power and light.

### Front Garden/Driveway

Off-street parking for multiple vehicles, lawn area with mature trees and shrubs.

### Garage

20'3" x 9'2" (6.16m x 2.79m)  
Up and over door to the front, door to the rear, wall-mounted boiler, power and light, ample storage within the pitched roof.

