



1 The Birches

, Locksbottom, BR6 8NH

Price Guide £1,250,000



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Guide Price £1,250,000 to £1,350,000 Must be viewed !! - A stunning contemporary detached family home significantly extended and updated by the current owners. Affording generous and bright accommodation it comprises four first floor bedrooms (master with a luxury en-suite with freestanding bath looking out towards the rear garden) family bathroom and separate shower room. All of which lead off a very impressive galleried landing. Downstairs there is plenty of living space including a 23'10 ft lounge, and second reception room - both with bi-folding doors onto the garden - a lovely open-plan kitchen/dining room, cloakroom and an additional bedroom/reception room with adjacent shower room, and utility area (ideal potential for an annexe). Outside is a well stocked garden which measures approximately 100 ft x 70 ft and there is a carriage driveway and garage to front. Situated in, without doubt, a highly regarded road, adjacent to Keston Park, close to shops, restaurants and pubs in Locksbottom, this residence is also close to schools in both private and public sectors, including the highly regarded Darrick Wood School.

Entrance Hall

A spacious hallway with composite front door with opaque side light. Porcelain tiles. Spotlights. Two radiators Under stairs cupboard.

Cloakroom

Fitted with a suite comprising:- close coupled toilet and wash hand basin in vanity sink with glass splash back. Heated towel rail. Double glazed opaque window to front.

Reception Area #1

Bi-folding door to rear. Porcelain tiles. Tiled decorative wall. Lantern sky light. 2 Radiators. Spotlights.

Reception Area #2

Bi-folding door to rear. Porcelain tiled floor. Lantern skylight. Double glazed window to side. Radiator. Spotlights.

Kitchen / Dining Room

Beautifully appointed with an extensive range of white high gloss wall and base units. Plinth lighting. Built in dishwasher. Inset stainless steel sink and drainer mixer taps and splash back. Built in ceramic hob with stainless steel extractor & splash back. Built in double oven. Radiator. Porcelain floor. Spotlights. Double glazed window to front.

Inner Hallway

Door to rear. Radiator.

Utility Room

Fitted with a range of matching wall and base units. Stainless steel sink with drainer. Plumbing for washing machine. Double glazed window to rear.

Shower Room

Contemporary styled with: fully tiled walk in shower, close coupled toilet and wash hand unit. Tiled floor and walls. Heated towel rail. Spotlights. Double glazed opaque window to side.

Bedroom 5 / Reception Room

Double glazed window to front. Radiator. Spotlights.

First Floor Landing

Galleried landing with 3 double glazed windows to front. 2 Radiators. Airing cupboard with shelving.

Master Bedroom

Double glazed window to front. Radiator. Range of bespoke fitted wardrobes to one wall. Spotlights. Frosted panel wall/screen and doorway through to:-

En-Suite Bathroom

Put simply - breathtaking ! Freestanding bath with mixer taps. Bidet. Low level WC in unit. Wash hand basin in vanity unit. Tiled floor. Spotlights. Heated towel rail. Bi-folding doors leading to a Juliette balcony overlooking the rear garden.

Tel: 01689 821904

Bedroom 2

Built in wardrobe. Radiator. Double glazed window to rear.

Bedroom 3

Built in wardrobe. Tiled floor. Spotlights. Radiator. Double glazed window to rear.

Bedroom 4

Built in wardrobe. Laminate floor. Radiator. Double glazed windows to rear and side.

Family Bathroom

A stunning white suite comprising:- panel bath with mixer taps, separate shower unit, close coupled WC and wash hand basin in combined unit. Tiled floor. Double glazed opaque windows to side and front. Radiator. Heated towel rail. Spotlight. Airing cupboard with shelving. Tiled walls.

Separate Shower Room

Fitted with an enclosed fully tiled walk in shower, close coupled WC and wash hand basin in combined units. Tiled splash back. Spotlights.

Rear Garden

100'0" x 70'0" (30.48 x 21.34)

Immediately behind the property there is a large terraced area - ideal for entertaining. Then, laid mainly to lawn. with herbaceous borders. Outside lighting and power. Outside water tap. The garden extends to the side of the property..

Garage

With electric remote controlled door to front. Power and light. Wall mounted boiler, and twin heating Megaflo tanks.

Agent's Notes:-

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts:-

Council Tax Band: "G"

EPC Rating: "C"

Total Square Meters: 246.5

Total Square Feet: 2653

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens



Road Map



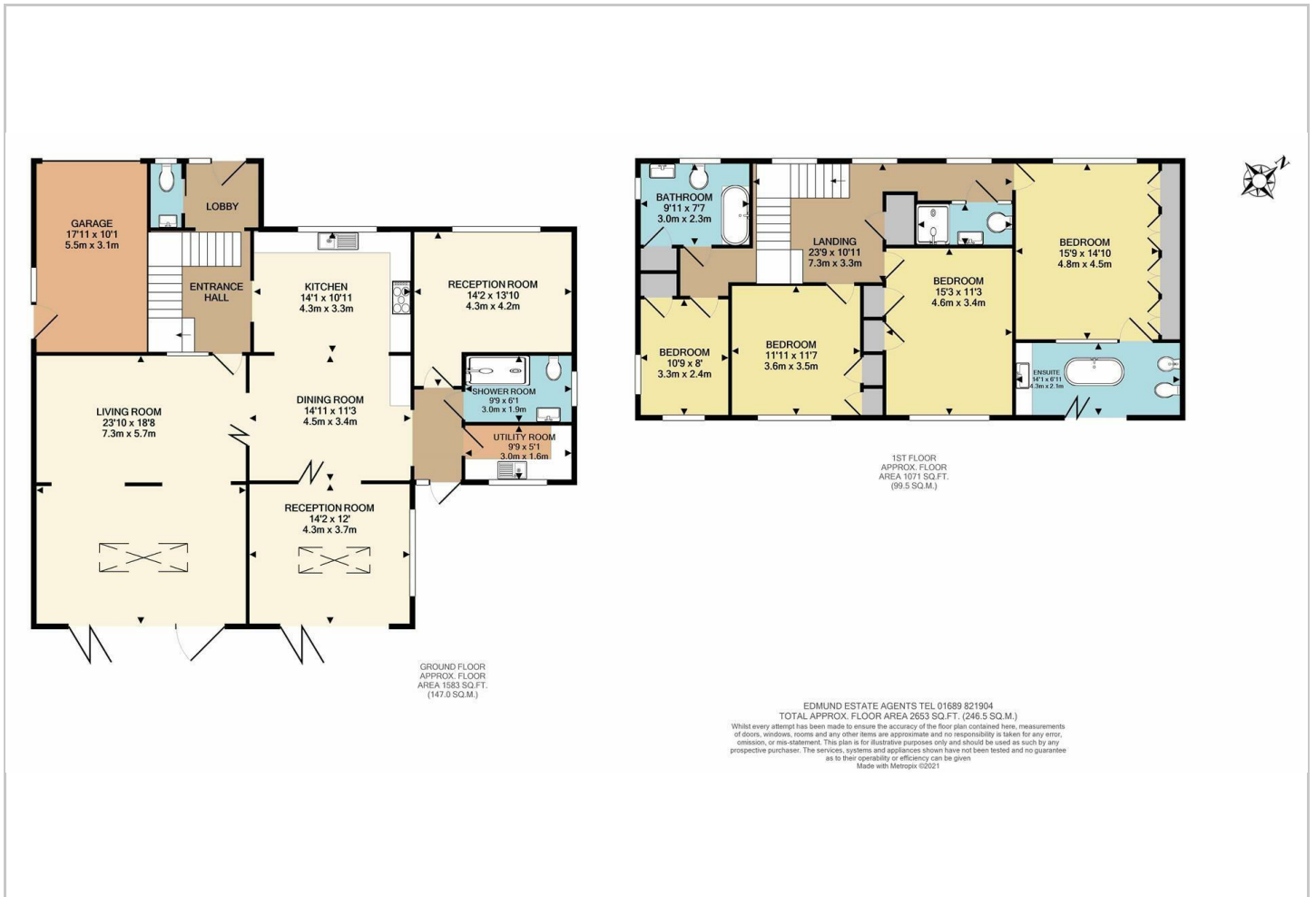
Hybrid Map



Terrain Map



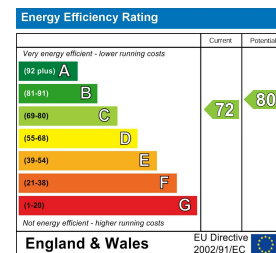
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.