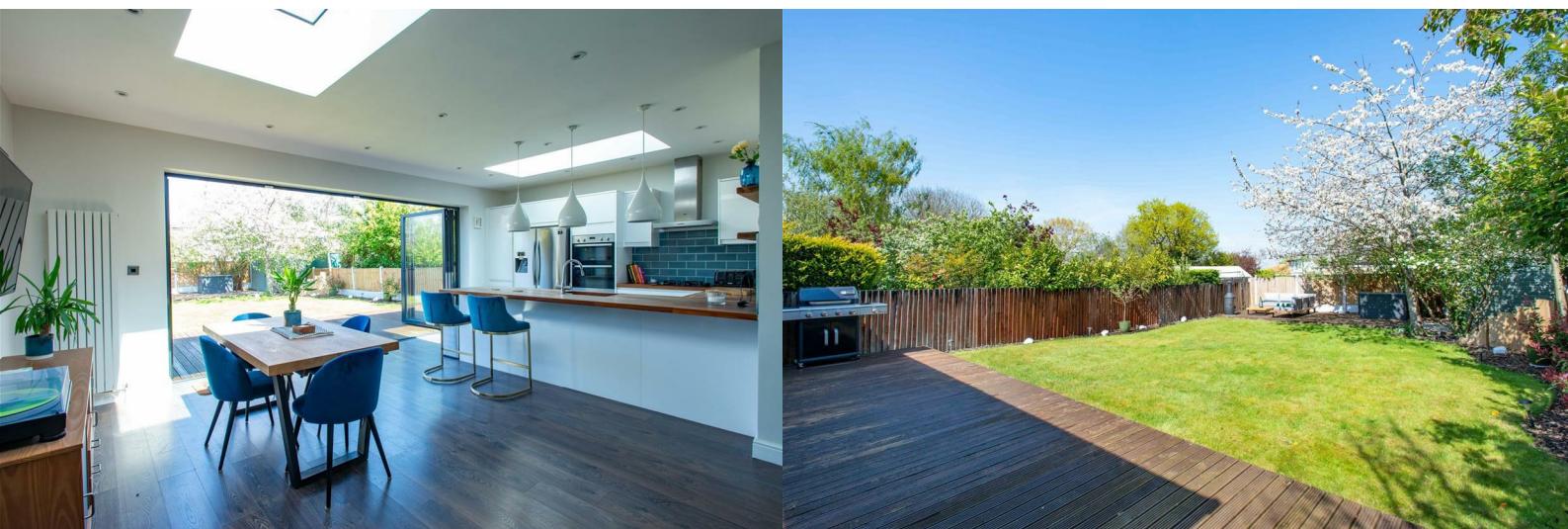




**Crofton Road, Orpington, Kent, BR6 8HY**

**Guide Price £750,000 Freehold**



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## Property Description

Guide Price: £750,000 - £775,000. Viewing is essential to appreciate all that this exceptionally spacious family home has to offer. For example there is a stunning 22'5 x 18'6 kitchen / family area with bi-folding doors opening directly onto a decked entertaining area in the rear garden; plus a first floor master bedroom with large dressing room and en-suite shower room. There is also a useful study area on the landing- ideal for those now working from home. Downstairs, there are a further three bedrooms and attractive four piece bathroom, utility room, cloakroom, and separate sitting room area. The layout of accommodation is flexible and is all very well presented in a modern contemporary style. To the front there is ample parking, and the rear garden includes decked areas, as well as lawn with borders. Just a short walk from the mainline station with its fast service to London, a selection of very popular schools including Darrick Wood, St Olaves and Newstead Wood are all accessible. The High Street with its great selection of shops, leisure and fitness facilities, cafes, bars and restaurants, as well as Odeon Cinema, is also close by.

## Hallway

Entrance door to front, and adjacent double glazed window. Single panel radiator.

## Sitting Room Area

Double panel radiator. Shelving and cupboards either side of the chimney breast. With large window onto, and with steps leading down to:-

## Kitchen & Family Area

Undoubtedly the focal point of this home-very impressive ! A bright room with bi-folding doors running virtually the whole width of the property and opening directly onto a decked area and the rear garden beyond, as well as two large roof lanterns. Contemporary style "upright" panel radiator. The kitchen area is extensively fitted with a range of white high gloss wall, base and drawer units with

contrasting solid wood worktops and breakfast bar. Colour coordinated splashback tiling. Wine rack. Inset butler sink with mixer tap over. Integrated gas hob with extractor hood above, and with separate unit housing electric double oven. Built-in dishwasher. Space and plumbing for American style fridge/freezer. Extractor. Downlighting and additional lamp lighting above breakfasting area.

## Bedroom

Double glazed bay window to front with bespoke internal shutters, and with curved single panel radiator beneath.

## Bedroom.

Double glazed window to front with bespoke internal shutters, and with single panel radiator beneath. Access to meters.

## Bedroom..

Double glazed window to side. Double panel radiator. Downlighting. Bespoke fitted wardrobes to one wall.

## Bathroom

Attractively presented with a white four piece contemporary style suite comprising:- corner shower cubicle with large "raindrop" shower head, low level WC, vanity wash hand basin in unit with drawers below, and with large "tub" panel bath with shower attachment. Double glazed obscure window to side. Downlighting. Partly tiled walls and colour coordinated flooring. Ladder style radiator.

## Inner Lobby

Double glazed door to side. Staircase leading to the first floor landing with cupboards under.

## Cloakroom

Fitted with a white suite comprising:- low level WC, and wall mounted vanity wash hand basin. Partly tiled walls and attractive tiled flooring. Extractor fan.

## Utility Room

Wall mounted gas fired central heating boiler. Worktop with

inset stainless steel one and a half bowl sink unit. Cupboard under. Space and plumbing for washing machine. Partly tiled walls. Double glazed window to side. Double panel radiator. Built-in storage cupboard.

### First Floor Landing / Study Area

Large double glazed window overlooking the rear garden. Downlighting. Door to:-

### Bedroom...

Large double glazed window overlooking the rear garden. Single panel radiator. Through to:-

### Bedroom / Dressing Room

With sloping ceiling containing two skylight windows to front. Single panel radiator. Access to eaves storage area, and with additional fitted wardrobes to one wall. Leading to:-

### En-Suite Shower Room

Attractively presented with feature tiled walls. A contemporary style white suite comprising:- Walk-in open shower with large "raindrop" shower head, Vanity wash hand basin in unit with cabinets below. WC with concealed cistern. Extractor fan. skylight window to front. Ladder style radiator.

### Front Garden

Own driveway providing parking for many vehicles. Timber double gates at the side lead to:-

### Rear Garden

Approximately 50'0" (Approximately 15.24)

Paved area to the side. Outside power supply and outside water tap. Immediately behind the property there is a large terrace - ideal as a separate outside entertaining space, or creating an extension to the kitchen/family room via the bi-folding doors. Laid to lawn with shaped borders, and blossom tree. Timber garden shed. Additional decked seating area at the rear of the garden.

### Agent's Note:-

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

Council Tax Band: "F"

EPC Rating: "D"

Measurements as per floorplan.

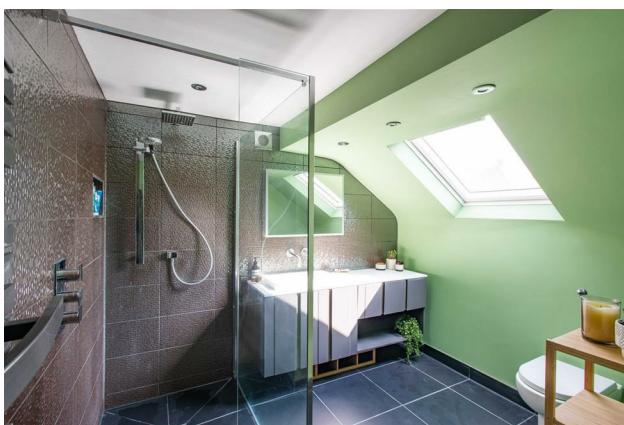
Total Square Meters: 135 approx

Total Square Feet: 1462 approx

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

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)





## Floor Plan

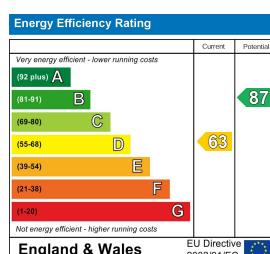


Total area: approx. 135.8 sq. meters (1462 sq. feet)  
For illustration purposes only - not to scale

## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto: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 firms employment has the authority to make or give any representation or warranty in respect of the property.