



18 Hillview Road

, Orpington, BR6 0SF

Price Guide £850,000



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Description

Price Guide £850,000 to £875,000 An individual, deceptively spacious and bright detached house situated on a corner plot within the highly regarded Knoll area, within walking distance of Orpington Station and close to Schools in both the public and private sector. Providing adaptable accommodation which is also suitable for multi generation occupancy. There is a superb vaulted entrance hall which sets the tone for this unique property, and provides access to a large double aspect lounge and a lovely fitted kitchen. The other side off a small inner hallway are two additional rooms along with bathroom and cloakroom. Upstairs are a further two double bedrooms (master 28ft) and another bathroom. Outside the main garden enjoys a southerly aspect and is decked for low maintenance. There is an integral garage which measures 20 x 15 and off street parking. With potential to extend STPP, The property is offered CHAIN free and can only be appreciated by an internal inspection.

Entrance Hall

Cloakroom

Lounge

20'9" x 14'8" max (6.32m x 4.47m max)

Dining Room

16'1" x 14'9" max (4.90m x 4.50m max)

Kitchen

19'9" x 8'0" max (6.02m x 2.44m max)

Lobby

Inner Lobby

Bedroom 2 (Downstairs)

19'6" x 12'1" max (5.94m x 3.68m max)

Bedroom 4 (Downstairs)

13'3" x 10'8" max (4.04m x 3.25m max)

Bathroom (Downstairs)

First Floor Landing

Bedroom 1

28'1" x 12'2" max (8.56m x 3.71m max)

Bedroom 3

13'3" x 10'8" max (4.04m x 3.25m max)

Shower Room

Rear Garden

approximately 95'0" (approximately 28.96m)

Side Garden

approximately 40'0" (approximately 12.19m)

Garage

20'9" x 15'6" max (6.32m x 4.72m max)

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: "G"

EPC Rating: "C"

Total Square Meters (excluding garage): Approx. 183

Total Square Feet:(excluding garage): Approx. 1973

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

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



Road Map



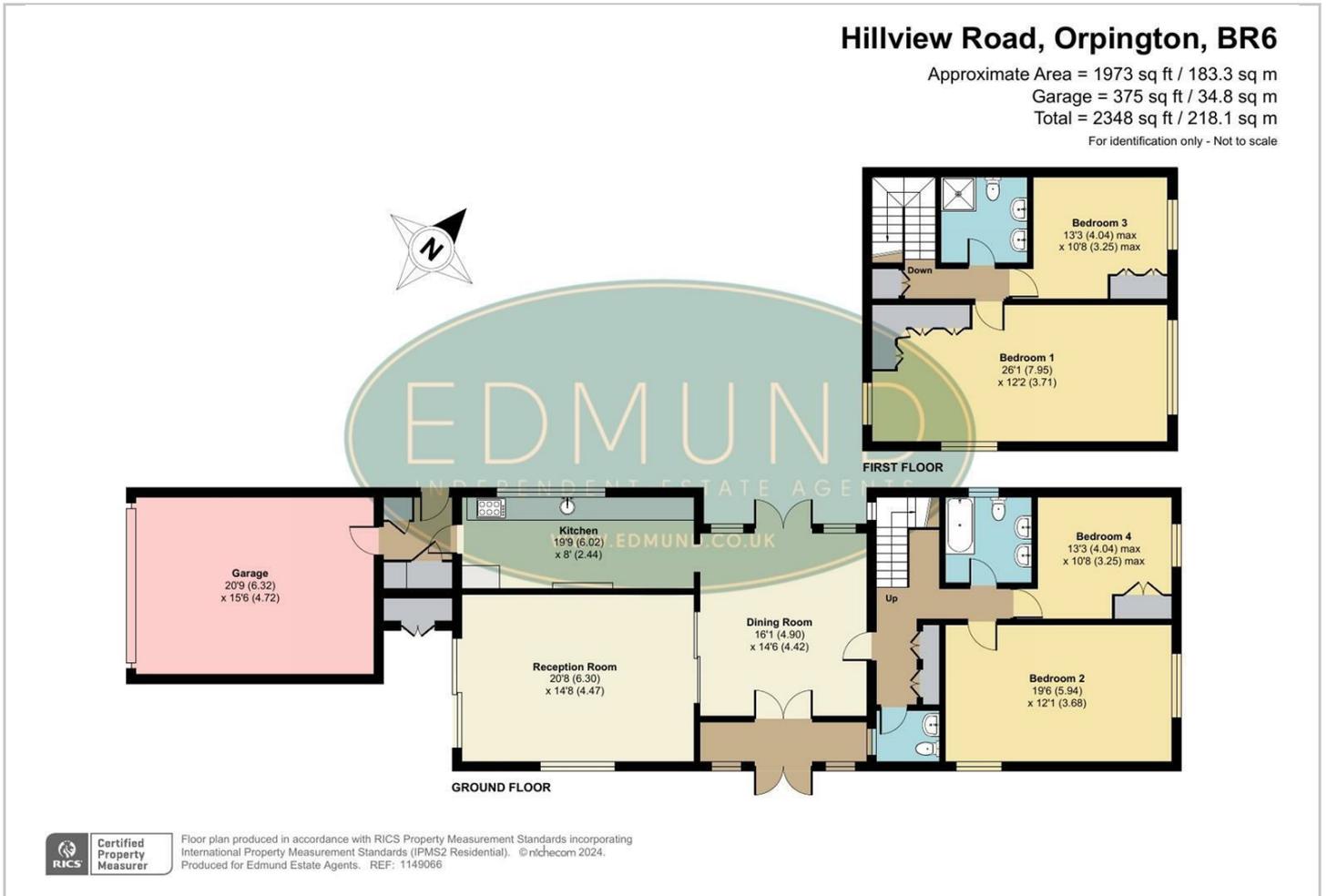
Hybrid Map



Terrain Map



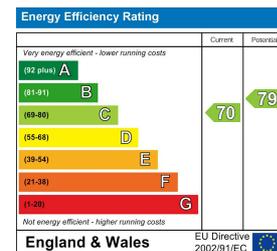
Floor Plan



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.