



Warren Drive, Orpington, Kent, BR6 6EX

Guide Price £750,000 - £775,000  
Freehold





# Warren Drive, Orpington, Kent, BR6 6EX

Guide Price £750,000 - £775,000 Freehold



## Description

Guide Price £750,000 - £775,000. Calling all discerning buyers - viewing is essential to appreciate all that this extended, beautifully presented, and ideally located, family home has to offer. Situated in a sought-after no through road, just a short walk of Chelsfield railway station with it's frequent service up to London, this home is also close to the highly popular Warren Road primary school. Green Belt countryside, local shops in Windsor Drive, as well as doctor's and vet's surgeries, and bus routes are also all walkable. Stylishly presented with contemporary style decor throughout, upon entering the house, you are immediately struck by the amount of spacious, bright, accommodation on offer. It has to be said, undoubtedly, the real "wow" of this home is the imposing 24'5" x 19'5" max Kitchen & Family Area with bi-folding doors opening directly onto the secluded rear garden- this truly is the real heart of this family home. There is also a separate lounge, useful utility room, and cloakroom on the ground floor. Upstairs, are the four bedrooms - the master boasting an en-suite shower room - and family bathroom. With parking to the front, there is also a useful store room (original garage).

## Porch

Glazed UPVc entrance door to front. Downlighting. On two levels. integral door to store room. Entrance door to:-

## Entrance Hall

With staircase leading to the first floor landing. Contemporary style upright panel radiator. Downlighting. Attractive flooring.

## Lounge

Double glazed bay window to the front with internal shutters, and with curved single panel radiator beneath. Coving to ceiling. Single panel radiator.

## Kitchen & Family Area

Undoubtedly the real "wow" of this family home. With double glazed bi-folding doors seamlessly connecting the house with the outdoors, and opening directly the rear garden. Underfloor heating, and attractive flooring.

The Kitchen area is most beautifully appointed with a extensive range of contemporary style high gloss white wall, base and drawer units, together with colour coordinated

worktops and wall surrounds; and large island and breakfast bar unit. Inset large bowl sink with "swan neck" mixer tap, and adjacent inset drainer. LED pelmet lighting. Integrated induction hob within the island unit, with concealed 'rising' extractor hood (internal charcoal venting system). Separate unit housing integrated twin electric ovens. Integrated microwave. integrated dishwasher. Space for freestanding American Style fridge/freezer. Integrated 'recycling bin' unit. Concealed 'rising' power base supply within the island unit. Deep understairs cupboard housing the water tanks.

## Utility Room

With sun pipe allowing natural light from the single storey roof. Downlighting. fitted cupboards, and with space and plumbing for a freestanding washing machine, with space for freestanding tumble dryer above. Door to:-

## Downstairs Cloakroom

Sun pipe allowing natural light from the single storey roof. Fitted with a low level WC, and vanity wash hand basin with cupboards below, and with tiled splashback. Contemporary style upright panel radiator. Extractor fan. Downlighting.

## First Floor Landing

A spacious landing, with access to the loft space. Sun pipe allowing natural light from the roof. Downlighting. Single panel radiator. Deep storage cupboard.

## Bedroom 1

Double glazed bay window to the front with internal shutters, and with two double panel radiators beneath. Additional double panel radiator. Door to:-

## En Suite Shower Room

Fitted with a white contemporary style suite comprising:- Fully tiled shower cubicle with large "rain drop" shower head and handheld attachment; WC with concealed cistern; and oval vanity wash hand basin in colour coordinated surround, and with cupboards below. Downlighting. Feature double glazed circular "porthole" window to front, with attractive "mosaic" colour coordinated tiled surround. Underfloor heating.

## Bedroom 2

With twin double glazed windows to the rear overlooking the

Tel: 01689 821904

rear garden, with internal shutters. Downlighting. Built-in cupboard. Single panel radiator.

### Bedroom 3

Double glazed window to the front with internal shutters, and with single panel radiator beneath. Downlighting. Built-in cupboard.

### Bedroom 4

Double glazed window to the rear overlooking the rear garden, with internal shutters., and with single panel radiator beneath. Downlighting.

### Family Bathroom

Attractively fitted with a white contemporary style suite comprising:- "P" shaped shower bath with curved screen, and large "rain drop" shower head; inset circular bowl vanity wash hand basin within colour coordinated surround, with adjacent cupboards and WC with concealed cistern. Partly tiled walls with decorative inserts. Extractor fan. Part vaulted ceiling incorporating skylight window. Heated towel rail. Underfloor heating.

### Store Room

With electronic remote controlled roller shutter door to front, integral door to porch, and UPVc door leading to the rear garden. Wall mounted gas fired central heating and water combination boiler. Power and lighting.

### Front Garden

Block paved and providing parking

### Rear Garden

approximatley 70'0" (approximatley 21.34m)

Opening out from the bi folding doors, immediately behind the property, there is a large flagstone terrace - ideal for entertaining and relaxing. Raised borders. Area of lawn with shrub and hedge borders. trees. Outside lighting. Outside water tap. Timber garden shed towards the rear boundary.

### Agents Note

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

Council Tax Band: "E"

EPC Rating: "C"

Total Square Meters: Approx. 125

Total Square Feet: Approx. 1345.49

Room Dimensions: As per floorplan (all measurements are taken at maximum dimensions into recesses, alcoves, and bays)

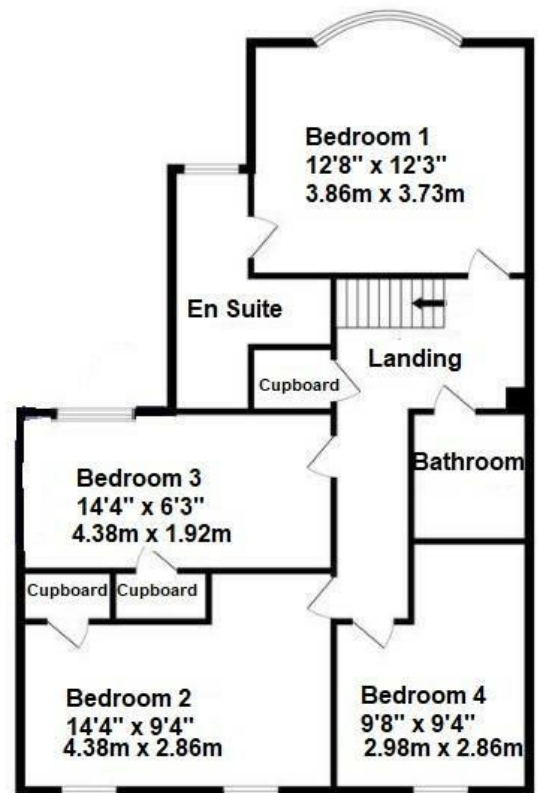
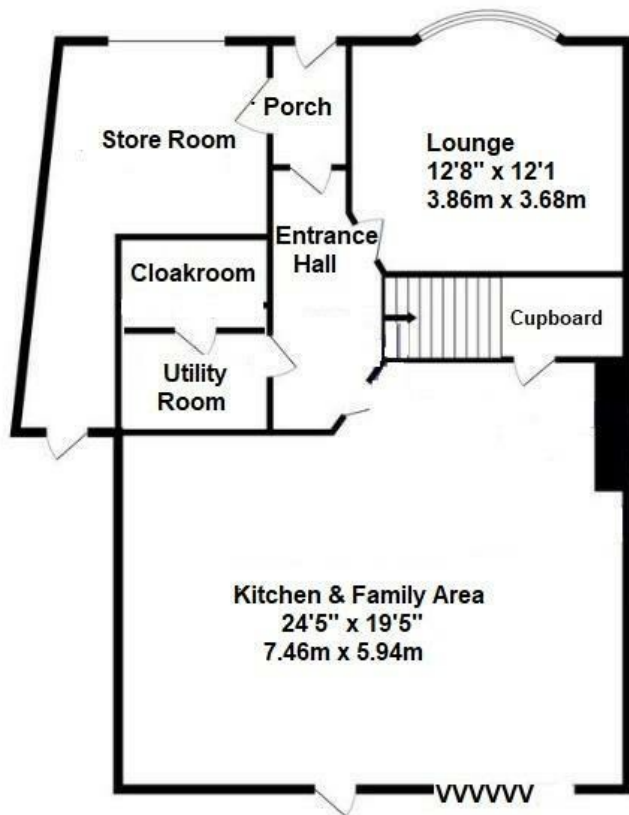
This floorplan is an illustration only to show the general layout of the accommodation. It is not necessarily to scale.







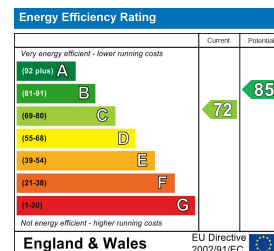
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.