



8 Hillview Road, Orpington, Kent, BR6 0SF

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- Character Detached home
- Highly regarded Knoll area
- 3 Large reception rooms
- 4 Good sized bedrooms
- Two en-suites plus family bathroom
- Large reception hall
- Many period features
- Open plan kitchen/dining room
- Lovely garden with garden office
- Walk to Station, shops and sought after schools



This substantial character home is located within the highly regarded Knoll area and is ideally situated for many sought after schools including St Olaves and Newstead Woods. Tastefully decorated the property features lovely bright accommodation and lovely square rooms and high ceilings. Upstairs are four generous bedrooms, two of which have En-suites and a family bathroom, all of which lead off a lovely big landing, which in turn provides access to a large loft (ideal for converting stpp) The imposing reception hall, with feature fire place and dog leg stair case provide access to the three well proportioned reception rooms. An inner hallway leads you to a downstairs cloak room with plumbing and a useful utility room. The attractive kitchen is open plan to the dining area which overlooks the garden. Benefits include gas central heating, and many period features. Outside the rear garden is well stocked and enjoys a high degree of natural seclusion as well as a recently installed outdoor office. There is a detached single garage and parking to front. Add all this plus a shot walk to mainline station and it is within easy access of the High Street, this is one very impressive home.

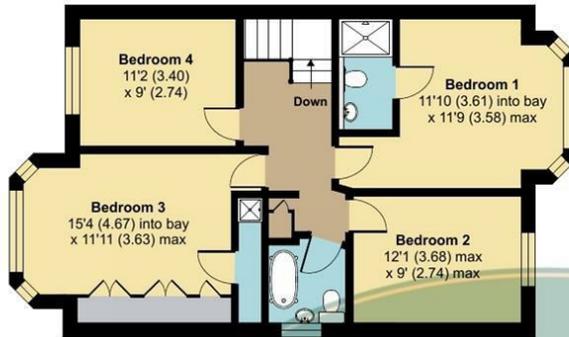
Viewing

Strictly by appointment with Edmunds Orpington 01689 821904. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.

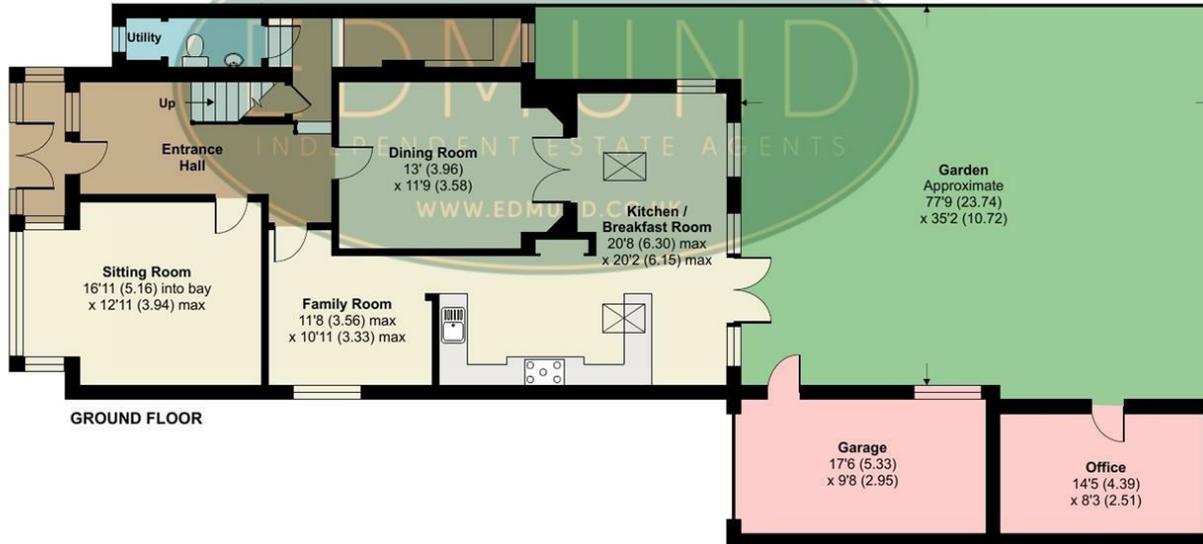


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Approximate Area = 1919 sq ft / 178.3 sq m
 Garage = 166 sq ft / 15.4 sq m
 Office = 124 sq ft / 11.5 sq m
 Total = 2209 sq ft / 205.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Edmund Estate Agents. REF: 1158639

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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