



Lancing Road, Orpington, Kent, BR6 0QT

£950,000 Freehold



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## Description

Situated within easy walking distance of Orpington High Street and close to schools that include St Olave's is this extended 4 bedroom family home. The accommodation is arranged over 3 floors and includes a lovely open plan Kitchen/Family room, 4 bedrooms (one en-suite), ground floor shower room which along with the family bathroom and en suite were re-fitted in recent years, two reception rooms and a utility room. Benefits include gas central heating and double glazing. Outside the rear garden extends approximately 70ft and features a modern log cabin. There is off street parking to front for up to three cars. Internal viewing strongly recommended.

## Entrance

Bespoke oak entrance door and double glazed multi pane window to front, radiator within decorative cabinet, stairs to first floor with cupboard under, coved ceiling, downlighting.

## Kitchen/Family Room

26'2" x 18'0" (8.00 x 5.51)

A true feature of the property offering contemporary, and open-plan accommodation, divided into two distinctive areas.

## Kitchen Area

Being extensively fitted with a range of walnut wall, base and drawer units including display cabinets, granite worksurfaces and breakfast bar, and incorporating one and a half stainless steel bowl unit with mono block mixer tap over, ample appliance space and built in appliances including six ring stainless steel double range cooker with stainless steel splashback and canopy with extractor over, dishwasher and wine cooler, tiled floor, downlighting, double glazed multi pane window overlooking the rear garden and further velux style roof windows, opening directly onto the:

## Family Area

Matching tiled flooring, and velux style roof windows,

double glazed multi pane French doors and windows overlooking the rear garden, radiator withing decorative cabinet, downlighting, double doors to hallway.

## Sitting Room

12'11" x 12'4" (3.96 x 3.78)

Feature cast iron fireplace with tiled slips, two attractive arched stained glass and leaded light effect windows to side, double glazed multi pane window to front, downlighting, coved ceiling, radiator.

## Utility Room

11'1" x 5'8" (3.38 x 1.75)

Tiled flooring, double glazed multi pane window to side, range of modern units, appliance space, worksurfaces, radiator, coved ceiling, downlighting.

## Shower Room

Fitted with a white suite comprising; corner shower, tiling to floor and walls, heated towel rail, double glazed multi pane opaque window to side, downlighting, wash hand basin in vanity unit. Low level toilet.

## Study

15'8" x 6'5" (4.78 x 1.96)

Wood floor, multi pane double glazed window to front, radiator, coved ceiling, downlighting.

## First Floor

### Landing

Double glazed multi pane window to front, radiator, coved ceiling, downlighting.

### Bedroom

15'3" x 12'0" (4.67 x 3.68)

Two double glazed multi pane windows to rear, coved ceiling, downlighting, door to:-

### En- Suite

Comprising a white suite: low level wc, wash hand basin in vanity unit, tiled walls and floor, heated towel rail, double glazed opaque multi pane window to side, downlighting.

Tel: 01689 850136

### Bedroom

13'10" x 10'9" (4.24 x 3.30)

Double glazed multi pane window overlooking the rear garden, coved ceiling, downlighting, radiator.

### Bedroom

12'11" x 12'5" (3.96 x 3.81)

Double glazed multi pane window to front, coved ceiling, radiator, downlighting.

### Bathroom

Refitted with a white three piece suite comprising; large bath with tiling to side and hand held shower attachment, low level wc, contemporary washing bowl within glass surround with shelving beneath, matching tiling to walls and floor, downlighting, heated towel rail, double glazed multi pane opaque window to front extractor.

### Second Floor

#### Landing

Cupboard housing newly installed gas fired central heating boiler and tanks.

#### Bedroom

17'8" x 11'3" (5.41 x 3.43)

Window to rear, downlighting, radiator, access to eaves and storage areas.

#### Outside

### Rear Garden

approx 70'0" (approx 21.34)

Patio area, laid mainly to lawn, trees, borders, shed.

### Front Garden

Off street parking for approximately three cars.

### 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: "D"

Total Square Meters: Approx. 215 including limited space and outbuilding

Total Square Feet: Approx. 2316 including limited space and outbuilding

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)





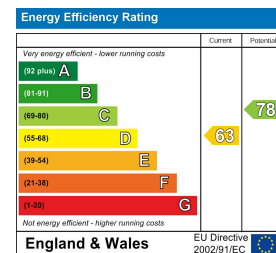
## Floor Plan



## Viewing

Please contact our Green Street Green Office on 01689 850136 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



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