



April Close, Orpington, Kent, BR6 6NA

£775,000 Freehold



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Property Description

END OF CHAIN. Nestled away in a small, select cul-de-sac, this extended four bedroom detached house is ideally located within walking distance of Chelsfield Station, shops at Windsor Drive, as well as the very popular Warren Road and Green St. Green Primary Schools. St Olaves Grammar School For Boys is also close by. The well presented, contemporary style accommodation comprises: porch and entrance hall, downstairs cloakroom, a large bright living space which overlooks the rear garden, and which opens directly on to the spacious kitchen. Upstairs, there are four bedrooms (the master with an en-suite shower), and a modern family bathroom. The rear garden is well secluded, and comprises area of lawn, terrace, and decking. There is parking for two cars to the front, plus a single garage.

Entrance Hall

An extended porch and hallway with feature apex glazed window. Entrance door and smoked glass full height windows to either side. Ceramic tiled flooring. Contemporary style upright radiator with integrated mirror. Downlighting. Opening onto the main hallway, with staircase leading to the first floor landing.

Cloakroom

Fitted with a white contemporary style suite comprising:- low level WC, and vanity wash hand basin with cupboard under. Single panel radiator. Decorative patterned ceramic tiled flooring. Opaque double glazed multi pane effect window to the front.

Open Plan Lounge

28'0" max x 16'0" max (narrowing to 11'3" max) (8.53m max x 4.88m max (narrowing to 3.43m max))
Attractive flooring. Double glazed sliding patio doors onto the rear garden. Double glazed multi pane effect window overlooking the rear garden, and additional double glazed multi pane effect window to the front. Coving to ceiling. Panel radiator within a decorative cabinet, plus further

double panel radiator. Understairs cupboard. Attractive log burner style stove with hearth, and with oak beam mantel above. Opening directly onto:-

Kitchen

19'4" max x 9'5" max (5.89m max x 2.87m max)

Attractively fitted with a range of contemporary style wall, base and drawer "Shaker" style units with colour coordinated quartz worktops. Matching up ends, and splashback behind the hob. Inset double bowl sink unit with mixer tap over. Integrated appliances including:- ceramic hob with extractor hood over, and separate unit housing double oven and grill; wine chiller; and dishwasher. Cupboard housing wall mounted gas fired central heating boiler. Space for a freestanding American style fridge/freezer. Appliance space and plumbing for a freestanding washing machine, and an adjacent freestanding tumble dryer. Double glazed window overlooking the rear garden. Double glazed multi pane effect window to the front. UPVc door to the side, leading to the garden. Downlighting. Ceramic tiled flooring.

First Floor Landing

Bedroom 1

12'0" max x 11'5" max (3.66m max x 3.48m max)

Double glazed multi pane effect window to the front, and with a double panel radiator beneath. Fitted wardrobes, and cupboards above the bed recess. Arched display niche. Ladder style radiator. Door to:-

En-Suite Shower

Obscure double glazed multi pane effect window to the front. Shower cubicle with 'rain drop' fixed shower head. Corner vanity wash hand basin with cupboard under. Decorative patterned ceramic tiled flooring. Extractor fan. Fully tiled walls.

Bedroom 2

10'9" max x 10'0" max (3.28m max x 3.05m max)

Double glazed multi pane effect window to the front, and with a single panel radiator beneath. Overstairs cupboard.

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Bedroom 3

9'0" max x 7'7" max (2.74m max x 2.31m max)

Double glazed window overlooking the rear garden, and with a double panel radiator beneath.

Bedroom 4

8'2" x 8'2" max (2.49m x 2.49m max)

Double glazed window overlooking the rear garden, and with a single panel radiator beneath.

Bathroom

Obscure double glazed multi pane effect window to the rear. Fitted with a white contemporary style suite comprising:- reduced sized bat.h with 'rain drop' fixed shower head above; vanity wash hand basin with drawers below; and low level WC. Downlighting. Decorative patterned ceramic tiled flooring. Fully tiled walls with inset display niches. Ladder style radiator. Extractor fan.

Rear Garden

approximately 75'0" max wide x 30'0" max deep
(approximately 22.86m max wide x 9.14m max deep)

Backing approximately west, and being laid mainly to lawn, and being well secluded. Immediately behind the house there is a crazy paved terrace, and this extends to the side of the property where it may be possible to extend (STPP). Covered decked area. Timber garden shed. Trees. Shrubs. Hedges. Outside lighting. Outside water tap. Gated pedestrian side access.

Front Garden

Block paved driveway providing parking for two vehicles, and access to the garage. Outside lighting, and steps leading down to the entrance to the house.

Garage

With up-and-over door to the front.

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"

Total Square Meters: Approximately 107

Total Square Feet: Approximately 1151

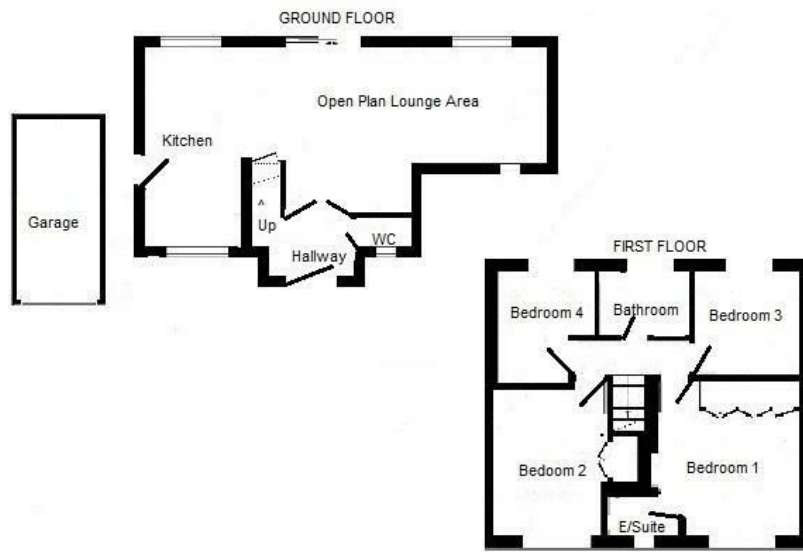
Viewing by strict appointment with Edmund Orpington
01689 821904 or via email orpington@edmund.co.uk

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.





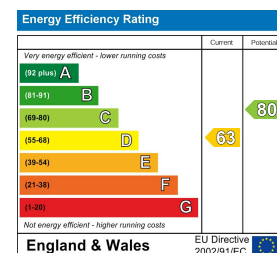
Floor Plan



Viewing

Please contact our Green Street Green Office on 01689 850136 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.