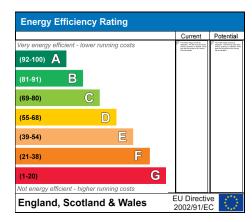




Total area: approx. 144.2 sq. metres (1552.1 sq. feet)





Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



01689 822207 enquiries@kentonhomes.co.uk



Warren Gardens | Orpington | BR6

Offers in excess of £800,000

Most enviable location Warren Road School catchment

Chelsfield Station Extended to the rear

4 bedrooms 3 inter-connecting receptions

2 bathrooms
No Onward Chain

Kenton









EXECUTIVE DETACHED FAMILY HOME IN AN ENVIABLE LOCATION. Intelligently yet sympathetically extended to the rear to provide a truly versatile accommodation for a growing family. The property is located in a prestigious Cul de Sac yet within easy reach of Warren Road Primary School and easy walking distance to Chelsfield with its excellent service into The City. Local shops and service in the crescent are close by and Orpington High Street and The Nugent centre is a short car ride. The ground floor provides an enclosed porch leading to the entrance hall which in turn opens onto the lounge, a sitting come playing room and an enormous open plan kitchen/family room with light flooding the rooms via the windows and skylights. There is also an upgraded shower room to compliment the ground floor. The first-floor accommodation is equally impressive with 4 excellent sized bedrooms and a bright landing. The rear garden is perfect for a family and is sunny aspect with all the elements for gardening and outside entertainment. The property also benefits from an integral garage, ample parking for several cars and an easily maintained front garden. This home is double glazed and centrally heated and is offered onto the market with the benefit of NO ONWARD CHAIN. Homes in this location are rarely available and we therefore recommend your urgent attention.

Offers in excess of £800,000



Warren Gardens, Orpington, BR6





Porch

9'6" x 4'7" (2.89m x 1.39m)

Enclosed porch with high security resin front door, double glazed window, laminate flooring, light.

Entrance hall

12'10" x 4'9" (3.90m x 1.44m)

Solid front door, coved ceiling, radiator, laminated flooring, staircase to first floor.

Shower room

Frosted window to the side, fully tiled walls, glass shower cubicle, wash hand basin and low-level WC, radiator, tiled flooring.

Lounge

14'8" x 11'7" (4.46m x 3.53m)

Double glazed window to the front, coved ceiling, radiator. Opening onto the sitting room.

Sitting room

11'7" x 8'10" (3.53m x 2.70m)

Original dining room now acting as sitting room come playroom. coved ceiling, laminated wood flooring, radiator. Opening onto the family room.

Kitchen/family room

22'7" x 19'3" (6.88m x 5.86m)

Double glazed window to the rear, patio doors onto the garden and 2 skylight windows, with a dining area, fully fitted kitchen with stainless steel butler style sink unit with cupboards under, extensive range of wall and base units, cupboards and drawers, integrated hob with hood, integrated oven, integrated fridge, plumbing for dishwasher, extensive working surfaces, plumbing for washing machine and drier. Wall mounted boiler. Door to the side of the garden.

Landing

12'9" x 6'1" (3.89m x 1.85m)

Double glazed window to the side, coved ceiling, access to insulated loft with drop down ladder, fitted carpets.

Bedroom 1

 $12^{\rm '}4^{\rm ''}\times 9^{\rm '}10^{\rm ''}$ onto wardrobes (3.77m \times 3.00m onto wardrobes) Double glazed window to the front, a wall to wall range of built in wardrobes with sliding doors, fitted carpets and radiator.

Bedroom 2

12'8" x 9'3" (3.86m x 2.83m)

Double glazed window to the front, laminated flooring and radiator.

Bedroom 3

11'8" x 9'9" (3.55m x 2.97m)

Double glazed window to the rear, fitted triple wardrobes, laminated flooring, radiator.

Bedroom 4

8'4" x 6'7" (2.55m x 2.00m)

Double glazed window to the rear, built in double wardrobes, airing cupboard with hot water tank, fitted carpets.

Bathroom

Frosted double glazed window to the rear, fully tiled walls, bath with mixer tap and shower extension, low level WC and wash hand basin in vanity unit, radiator.

Rear garden

South facing garden with a patio area, traditional lawn, flower beds and borders, mature shrubs and trees, access to the front via gates to the side, storage cupboard, water tap and outside lights.

Garage

Integral garage with up and over door, door and window to the garden, power and light. Potential to convert to a bedroom subject to planning.

Front garden & Driveway

paved private parking with ample space for several cars and a traditional lawn.

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