



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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





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**

12'4" x 9'10" onto wardrobes (3.77m x 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.



