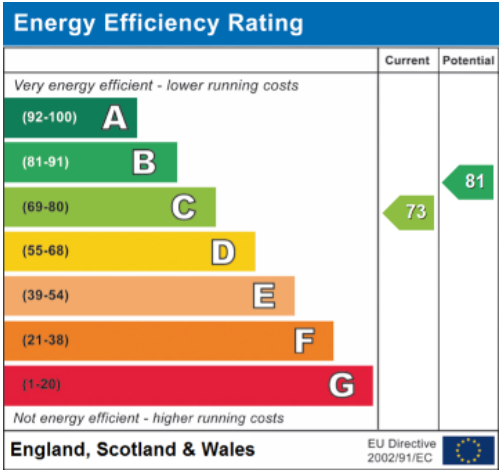


Total area: approx. 179.9 sq. metres (1936.3 sq. feet)



1 Daleside | Orpington | BR6

Offers in excess of £900,000



- Intelligently extended home
- 5-6 bedrooms
- Kitchen & breakfasting room
- Conservatory
- Prime location
- Through lounge/dining room
- 2 bathrooms
- Excellent gardens





A STUNNINGLY SPACIOUS HOME FOR A GROWING FAMILY. Intelligently yet sympathetically extended to the side of the property to provide excellent accommodation for a family. Situated in a very popular & convenient location being within easy walking distance of shops & services as well as Chelsfield Station with its enviable commuter service into London. Surrounded by well-considered schools, all of which are within easy reach too. The property has had a double story side extension which has created the excellent layout & range of rooms all of which provide versatility. The property offers 5 bedrooms & a bathroom to the first floor. The ground floor is equally impressive with a lounge/dining room, a breakfasting room opening onto a kitchen, a further reception room which can be used as the 6th bedroom, a conservatory, a pantry & also a shower room. The property also benefits from planning consent to build a gym/yoga room as well as an office with a shower room at the rear of the garden. The rear garden is secluded & a family sized. There is a detached garage & off street parking too, The property is double glazed & centrally heated & is offered onto the market in excellent condition. We recommend your urgent attention.

Offers in excess of £900,000 Freehold





# 1 Daleside, Orpington, BR6



## Porch

Enclose porch with double glazed door and side windows, tiled flooring.

## Entrance hall

12'7" x 5'11" (3.84m x 1.80m)

Hard wood front door, coved ceiling, tiled flooring radiator, staircase to first floor.

## Bedroom 6/reception room

12'4" x 8'6" (3.77m x 2.60m)

On the ground floor, currently used as an office, Double glazed window to the front, wood flooring and radiators.

## Lounge

15'2" x 12'6" (4.63m x 3.81m)

Double glazed window to front, double glazed patio doors onto the garden, coved ceiling, wood flooring, radiator. Opening onto the dining room.

## Dining room

11'0" x 11'6" (3.36m x 3.51m)

Double glazed patio doors onto the garden, coved ceiling, radiator, wood flooring, double French doors onto the breakfasting room.

## Kitchen

12'6" x 10'11" (3.80m x 3.33m)

Double glazed window to the side, double glazed double doors onto the conservatory, stainless steel sink with cupboard under, a comprehensive range of wall and base cupboards, drawers, working surfaces with splash back tiling, integrated 5 ring gas hob and oven, island with cupboards under, plumbing for a dishwasher, tiled flooring,

## Breakfasting room

10'12" x 6'10" (3.35m x 2.09m)

Double glazed window to the rear, tiled flooring and radiator, a storage cupboard, opening onto the kitchen.

## Pantry 6'3" x 3'1" (1.91m x 0.95m)

Door via kitchen, wall mounted shelves and tiled flooring, door to the shower room.

## Shower room 8'7" x 5'4" (2.62m x 1.62m)

double glazed frosted window to the side, fully tiled walls with contemporary tiles, shower cubicle with drying area, low level WC, wash hand basin with vanity unit, extractor fan, tiled flooring and chrome upright towel rail.

## Conservatory 13'8" x 8'4" (4.16m x 2.53m)

Double glazed conservatory on a short wall, windows to sides and double doors opening onto the rear garden, tiled flooring.

## Landing

Leading to all accommodation, access to insulated lost, fitted carpets. The loft is huge and can potential be extended if required STPP. It already has a skylight window.

## Bedroom 1

14'6" x 10'5" (4.41m x 3.18m)

Double glazed window to the front, built in double wardrobes, coved ceiling, wood flooring and radiator.

## Bedroom 2

10'11" x 10'1" (3.34m x 3.08m)

Double glazed window to the rear, coved ceiling, built in wardrobes, wood flooring, radiator.

## Bedroom 3

11'2" x 8'10" (3.41m x 2.69m)

Double glazed window to the front, coved ceiling, wood flooring wood flooring,

## Bedroom 4

12'7" x 10'11" (3.83m x 3.33m)

Double glazed window to the side, coved ceiling, wood flooring, radiator.

## Bedroom 5

9'5" x 8'2" (2.86m x 2.50m)

Double glazed window to the front, built in single wardrobe, wood flooring and radiator.

## Bathroom

8'2" x 5'5" (2.50m x 1.65m)

Double glazed frosted window to the rear, part tiled walls, panelled bath with jacuzzi jets, mixer tap and shower extension, low level WC, wash hand basin, tiled flooring, extractor fan, shaver point.

## Rear garden

A stunning rear garden totally secluded and extending to the rear and side of the property, patio area ideal for entertaining. large traditional lawn, flower beds and borders, mature shrubs, side access. door to the garage. There is planning consent to build an outbuilding to be used as gym/yoga room or an office. The plans and consent can be viewed on the planning portal of Bromley Council.

## Garage

Detached garage at the rear of the property with up and over door, light and power. Driveway in front of the garage.

## Front garden

Screened by hedges providing seclusion, an excellent size front garden mainly laid to lawn with flower beds and borders, mature plants and shrubs.



