



Oakhill Road | Orpington | BR6

£735,000

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

- Convenient location
- Minutes' walk to Station
- Many well-regarded schools
- Enormous potential to extend STPP
- 3 bedrooms
- Spacious lounge
- Spacious kitchen/dining
- Spacious modern fitted bathroom



ARGUABLY ONE OF THE BEST LOCATIONS FOR A FAMILY HOME. This very handsome chalet house is situated in a most convenient tree lined road in South Orpington. Located within easy reach of the Station with its truly remarkable service into the major hubs into London and within catchment for some of the most well-regarded schools in the vicinity. The accommodation on offer is enviable with excellent sized rooms with great layout and dimensions. Currently arranged as 3 bedrooms, with two spacious bedrooms on the first floor. The ground floor provides an exquisite lounge, a dining room which is currently utilised as a bedroom, a very spacious modern fitted kitchen come dining room, a wonderful bathroom with a shower cubicle and a guest cloakroom. The rear garden is sunny aspect with ample elements to appeal to a gardener and/or those enjoying outside entertainment. There is a detached garage and a further large storage room with a concrete base which is currently used as a gym. There is also an attractive front garden and ample off street parking. This property had planning consent for an extension into the loft which is now expired however we believe it will be potentially possible to reapply with new plans which will no doubt enhance the already impressive accommodation. The property is double glazed and centrally heated and is being offered in pristine condition throughout. Properties in this road are very rarely on the market and the next one available could well be in many years and we therefore recommend your urgent attention.

Oakhill Road, Orpington, BR6



Entrance Hall

12'8" x 8'11" (3.85m x 2.73m)

Solid wood front door with side window panels, radiator, coved ceiling, wood flooring.

Lounge

17'5" x 13'4" (5.30m x 4.07m)

Double glazed leaded light window to the front, feature fireplace with gas fire, radiator, coved ceiling, fitted carpet.

Dining Room/Bedroom Three

14'7" x 13'4" (4.44m x 4.07m)

Double glazed patio doors on to the garden, under stairs cupboard, feature display fireplace, radiator, fitted carpet.

Cloakroom

5'4" x 3'3" (1.63m x 0.99m)

Double glazed frosted window to the side, low-level WC, wash hand basin, part-tiled walls, extractor fan, radiator, tiled flooring.

Kitchen/Diner

12'6" x 14'12" (3.80m x 4.57m)

Double glazed window to the side and rear, double glazed door to the garden, range of wall and base units, cupboards and drawers, stainless steel sink unit, space for Rangemaster, plumbing for washing machine, space for fridge freezer, radiator, tiled flooring.

Bathroom

10'11" x 8'6" (3.33m x 2.60m)

Double glazed frosted bay window to the front, part-tiled walls, panelled bath with mixer tap and shower extension, low-level WC, wash hand basin, shower cubicle with electric shower, radiator, heated towel rail, tiled flooring.

Landing

Access to loft, fitted carpet

Bedroom 1

14'10" x 13'5" (4.53m x 4.10m)

Double glazed leaded light bay window to the front, radiator, fitted carpet. Door to study and access to expansive eaves storage.

Bedroom 2

13'5" x 11'6" (4.10m x 3.51m)

Double glazed window to the rear, airing cupboard, hot water cylinder, radiator, fitted carpet.

Rear Garden

Extensive decking area, steps down to patio area, traditional lawn, flowerbeds and borders, water tap, access to front of property via gate, shed, access to outbuilding. Door to garage.

Outbuilding

15'1" x 7'7" (4.60m x 2.30m)

Currently utilised as a gym but ideal for a home office.

Garage

Front Garden

Attractive front garden with lawn, flower beds and borders. Off-street parking.

