



Total area: approx. 163.6 sq. metres (1761.3 sq. feet)



**Haileybury Road | Orpington | BR6**

**£825,000**

- Over 1,750 sqft of versatile accommodation
- Ample reception space
- Attractive rear & front gardens
- Convenient & coveted location
- 5 bedrooms
- 3 bath/wet rooms
- Driveway & garage
- No onward chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



OVER 1,750 SQUARE FEET. Kenton are delighted to present this incredibly spacious and well-proportioned detached house, offering versatile accommodation in an ever-coveted and convenient location within South Orpington. To the ground floor, the property comprises; two bay-fronted and ample-sized bedrooms (or conversely, reception room(s) if preferred), two defined reception rooms to the rear in the form of both a double-aspect lounge (with sliding doors on to the attractive rear garden) and also a study room, a fitted kitchen and finally a wet room, with all of the ground floor accommodation served by a spacious T-shaped entrance hall. To the first floor, you will find a further three bedrooms in the form of a full-width primary bedroom to the front (also featuring both an en-suite shower room and fitted wardrobes) and two bedrooms to the rear, with a family bathroom completing the first floor accommodation. Externally, the aforementioned rear garden boasts a Westerly-orientation and features both patio and traditional lawn areas with flowerbeds and borders and mature trees and shrubs. To the front is a driveway providing off-street parking and which in turn leads to the garage, as well as a further well-maintained traditional lawn area. Worthy of note is the fact that the property has been adapted for a wheelchair user, however this can naturally be relatively-easily amended should one wish. Haileybury Road is situated within in array of transport links and general amenities, with for instance both Chelsfield and Orpington Stations less than a mile away and providing direct and frequent services into central London, respectively. Furthermore, Orpington High Street and its range of; restaurants, bars, leisure and beauty facilities also a short walk away. Additionally, some of Orpington's most reputable schools can also be found nearby, namely the well-renowned St. Olaves Grammar School as well as The Highway and Warren Road Primary Schools. Offered to the market with the benefit of no onward chain.

£825,000



## Haileybury Road, Orpington, BR6



### Entrance Hall

24'2" x 16'1" measured at maximum points (7.37m x 4.89m measured at maximum point)  
T-shaped with; double glazed window to the side, staircase to first floor with storage cupboards under (one with space for fridge freezer), picture rail, coved ceiling, radiator, laminated wood flooring.

### Lounge

15'8" x 13'7" (4.78m x 4.15m)  
Double glazed window to the side, double glazed sliding doors to the rear garden, feature electric fireplace with Portuguese sandstone surround, feature beams to ceiling, picture rail, radiator, laminated wood flooring.

### Kitchen

9'2" x 13'7" (2.79m x 4.13m)  
Double glazed frosted door to the side, double glazed window to the side, range of matching wall and base units, cupboards and drawers, ceramic sink unit with mixer tap, extensive working surfaces, lowered workspace for accessibility, integrated gas hob with extractor over, integrated oven, plumbing for dishwasher, space for undercounter fridge, plumbing for washing machine with space for tumble dryer on top, radiator, laminated wood flooring.

### Bedroom 4/Reception Room 2

16'2" into bay x 12'7" (4.93m into bay x 3.84m)  
Original windows to the side, double glazed bay window to the front, coved ceiling, dado rail, radiator, laminated wood flooring.

### Bedroom 5/Reception Room 3

13'3" into bay x 11'3" (4.04m into bay x 3.42m)  
Double glazed bay window to the front, coved ceiling, picture rail, radiator, laminated wood flooring.

### Study

12'4" x 10'7" (3.76m x 3.23m)  
Double glazed windows to the rear, coved ceiling, dado rail, radiator, laminated wood flooring.

### Wet Room

5'9" x 4'9" (1.75m x 1.46m)  
Double glazed frosted window to the rear, shower fitting, low-level WC, wash hand basin, fully tiled walls, chrome heated towel rail.

### Landing

Double size airing cupboard housing hot water cylinder, access to loft space, fitted carpet.

### Bedroom 1

20'4" x 12'0" (6.19m x 3.66m)  
Double glazed window to the front, double glazed Velux window to the side, range of fitted wardrobes and dressing table, access to eaves storage, wall lights, radiator, fitted carpets. Door to:

### En-suite Shower Room

6'4" x 6'10" (1.92m x 2.09m)  
Double glazed Velux window to the side, shower cubicle, low-level WC, wash hand basin in vanity unit, chrome heated towel rail, part-tiled walls, carpet tiles to floor.

### Bedroom 2

12'5" x 10'6" (3.78m x 3.21m)  
Double glazed window to the rear, radiator, laminated wood flooring.

### Bedroom 3

9'10" x 10'7" (3.00m x 3.23m)  
Double glazed window to the rear, radiator, fitted carpet.

### Bathroom

7'8" x 10'6" (2.33m x 3.20m)  
Double glazed Velux window to the side, panelled Jacuzzi-style bath with mixer tap and shower attachment, low-level WC, wash hand basin in vanity unit, part tiled walls, radiator, fitted carpet.

### Rear Garden

Westerly-facing rear garden, comprising; small ramp from lounge giving access to patio area for those with limited mobility, large patio area, traditional lawn with maintained flowerbeds and borders, mature shrubs and trees, 2 wooden storage sheds, greenhouse, further large brick built workshop to the rear, access to side, access to garage.

### Garage

Up and over door, access to rear garden.

### Front Garden

Paved driveway leading up to garage, traditional lawn, flowerbeds and borders.

