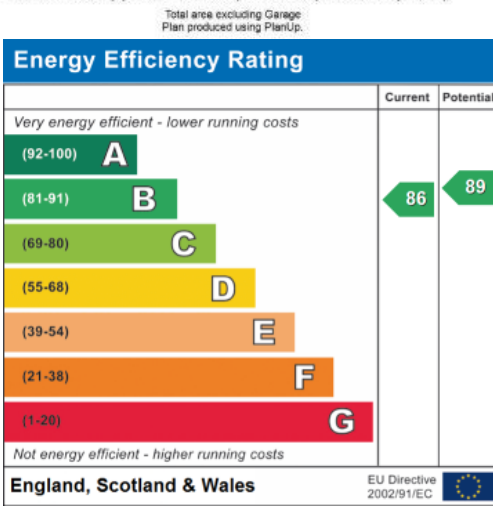


Total area: approx. 138.0 sq. metres (1485.2 sq. feet)



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.



Bluebell Close | Orpington | BR6

£850,000 Freehold

- Detached bungalow
- Intelligently extended
- Spacious lounge/dining room
- Fitted kitchen
- Enviably yet convenient location
- 3 bedrooms
- Family bathroom & En-Suite to master
- Sunroom





A WONDERFUL DETACHED BUNGALOW IN AN ENVIABLE LOCATION. This lovely detached bungalow situated in a quiet backwater of Crofton yet very conveniently located being within easy reach of both Orpington High Street & Locksbottom with their extensive array of shops & services. The very popular Darrick Wood School & Crofton Primary Schools are within catchment area & Orpington Railway Station with its fast and frequent service into the City is also very close by. The property has been sympathetically extended to the rear to provide excellent accommodation which will appeal to a family or those downsizing to a bungalow who still need good accommodation. The property provides a very good sized master bedroom with an en-suite shower room & a walk-in wardrobe. There are 2 further bedrooms & a family bathroom too. There is an excellent sized lounge come dining room, plus a spacious fitted kitchen. Worthy of high mention is a truly amazing sunroom which backs onto the south facing rear garden. The rear and front gardens are genuinely impressive both in terms of size, design and range of plants and shrubs. The property also benefits from a single garage & ample off-street parking. This property is very energy efficient with roof mounted solar panels, it is double glazed throughout & centrally heated. Homes of this stature in this area are very rare on the market & we therefore recommend your earliest attention.

£850,000 Freehold





# Bluebell Close | Orpington | BR6



## Porch

5'6" x 2'9" (1.68m x 0.83m)  
Double glazed front door with side window, light, front door to entrance hall.

## Entrance hall

Front door with side window, leading to all accommodation, coved ceiling, access to insulated loft with drop down ladder, radiator, fitted carpets.

## Lounge/dining room

25'12" x 12'12" (7.92m x 3.95m narrowing at the dining area to 2.85m.)  
Excellent sized room with window to rear garden and double-glazed patio doors onto the sunroom, feature fireplace with marble surround and hearth, coved ceiling, radiators and fitted carpets.

## Sun room

15'11" x 11'7" (4.85m x 3.54m)  
Exquisite sun-room which is double glazed and on a short brick wall, pitched roof with 2 skylight windows flooding light and warmth from a south facing garden. Tiled flooring and the double glazing has integrated blind system. French style doors to rear garden.

## Kitchen

12'9" x 9'5" (3.88m x 2.88m)  
Double glazed window and door to the side garden, stainless steel sink unit with mixer tap, cupboards under, a comprehensive range of wall and base units, cupboards and drawers, integrated hob with hood over, integrated oven and space for microwave, plumbing for washing machine and space for a fridge, tiled flooring. Sliding door to the dining area.

## Family bathroom

9'1" x 5'6" (2.78m x 1.68m)  
Double glazed frosted window to the front, fully tiled walls, oval shape bath with mixer tap and shower extension, low level WC, wash hand basin in vanity unit, upright chrome heated towel rail, vinyl flooring.

## Master bedroom

14'12" x 11'10" (4.56m x 3.60m)  
Double glazed window to the rear garden, radiator and fitted carpets, door to the en-suite shower room.

## En-Suite shower room

8'2" x 5'1" (2.50m x 1.56m)  
Double glazed frosted window to the side, fully tiled walls, walk-in shower cubicle with drying area, low level WC, wash hand basin, upright chrome heated towel rail, tiled flooring.

## Walk-in -wardrobe

8'3" x 3'6" (2.52m x 1.07m)  
Wardrobe hanging rails, cupboards and shelves, fitted carpets.

## Bedroom 2

10'11" x 9'10" (3.32m x 3.00m Onto wardrobe doors)  
Double glazed window to the front, coved ceiling, a wall-to-wall range of wardrobes with sliding doors, radiator and fitted carpets.

## Bedroom 3

8'11" x 9'3" (2.71m x 2.83m)  
Double glazed window to the side, coved ceiling, radiator and fitted carpets.

## Rear garden

A truly lovely rear garden which is South Facing with a magnificent array of plants and shrubs, mature trees, fruit tree, traditional lawn and patio area, composting area, garden shed and greenhouse. There is wide side access to the front with a covered area, light and water.

## Garage & driveway

Attached garage to the front with up & over door, light and power, door and window to the garden as well as a car charging point. Ample off-street parking.

## Front garden

A beautiful and well stocked front garden mainly laid to lawn with a lovely array of flower beds and borders.



