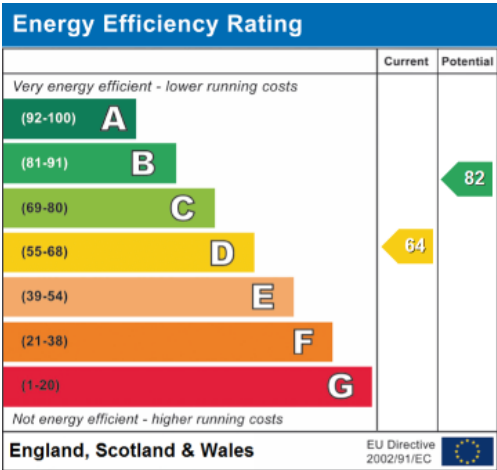


Total area: approx. 112.5 sq. metres (1211.4 sq. feet)



Hillcrest Road | Orpington | BR6

£650,000



- Extended family semi
- 3 spacious Bedrooms
- 3 reception rooms
- Lobby with cloakroom & utility area
- Popular & convenient location
- Shower room
- Fitted Kitchen
- Secluded rear garden





ATTRACTIVE FAMILY SEMI DETACHED HOME IN A PREMIER ROAD. Situated in a popular and convenient position within this very well considered road, this home has been extended to the rear to provide additional accommodation for a growing family. The walkway to Park Avenue and therefore St Olave's School is almost directly opposite. The High Street with comprehensive range of shops and leisure facilities as well as Orpington Station are within walking distance. The property provides 3 very well-proportioned reception rooms, a kitchen and a lobby which provides a cloakroom and a small utility area. The first floor is equally impressive with 3 good sized bedrooms and a shower room. The rear garden is very secluded and is excellent sized for a family. There is an attached garage and off-street parking and a small yet attractive front garden. The property is double glazed and centrally heated with a relatively newly installed boiler. In our opinion the property also offers potential to extend STPP. The property has recently been painted and is offered without an onward chain. We recommend your earliest attention.

£650,000





# Hillcrest Road, Orpington, BR6



## Porch

Enclosed porch with double glazed double doors.

## Entrance hall

Front door, staircase to first floor with cupboard under, leading to all accommodation.

## Lounge

17'9" x 12'2" (5.40m into the bay x 3.71m)  
Double glazed bay window to front, radiator and  
parquet flooring. Door to dining room.

## Dining room

10'2" x 9'8" (3.10m x 2.94m)  
Opening onto the family room with radiator and  
parquet flooring.

## Family room

13'0" x 11'1" (3.97m x 3.37m Narrowing)  
Double glazed window to the rear, radiator and parquet  
flooring.

## Kitchen

9'8" x 7'10" (2.94m x 2.40m)  
Double glazed window to the side, opening onto the  
lobby, stainless steel sink unit with cupboards under, a  
full range of wall and base units with cupboards and  
drawers, space for a cooker, working surfaces with  
tiled walls, vinyl flooring.

## Lobby

A lobby area with double glazed door to the garden  
and leading to a utility area and a cloakroom.

## Cloakroom

Window to the side with sliding door, low level WC,  
wash hand basin.

## Utility area

Window to the rear, plumbing for a washing machine.

## Landing

Double glazed window to the side, access to loft, fitted  
carpets.

## Bedroom 1

12'6" x 7'5" (3.81m x 2.26m onto wardrobe)  
Double glazed bay window to front, 2 built-in double  
wardrobes, radiator and fitted carpets.

## Bedroom 2

11'2" x 9'9" (3.41m x 2.97m)  
Double glazed window to the rear, fitted wardrobe and  
built-in storage cupboard, radiator and fitted carpets.

## Bedroom 3

9'1" x 8'0" (2.78m x 2.45m narrowing)  
Double glazed window to the rear, fitted wardrobe,  
radiator and fitted carpets.

## Shower room

6'9" x 4'2" (2.07m x 1.28m)  
Double glazed frosted window to the side, shower  
cubicle, low level WC, wash hand basin, radiator vinyl  
flooring.

## Rear garden

Very secluded and good-sized family garden, extending  
to over 90' (unmeasured), patio area, traditional lawn,  
mature plants and shrubs, mature trees, flower beds,  
door to garage.

## Garage & Driveway

16'6" x 9'10" (5.02m x 3.00m)  
Attached garage with up and over door, power and  
light, door to garden. Private driveway in front of the  
garage.

## Front garden

Attractive front garden with a lawn and flower beds  
and borders.



