





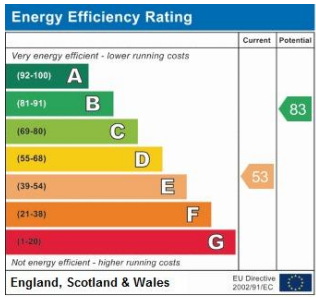
This Chain Free, three bedroom, extended semi detached house has just been refurbished and modernised to provide comfortable, modern living in a convenient location for many amenities. Orpington High Street, mainline station and St Olave's School are less than half a mile away and bus routes pass the door. The property is also well placed for Warren Road and Holy Innocents primary schools and Newstead Wood School.

The accommodation is attractively presented with a reception hall and cloakroom leading to the living room including a feature fireplace with original hardwood surround and Living Flame gas fire. Impressive oak flooring has been installed to the hall and living room, as well as to the outstanding family room with its bi-fold doors leading to the garden. The open plan fitted kitchen area has an extensive range of units with Silestone work tops, over lighting and Travertine flooring. Integrated appliances include five ring gas hob with stainless steel hood, oven, microwave, fridge, freezer, dishwasher and wine cooler. There is a door to the garage where a sink and space for a washing machine and tumble dryer is available.

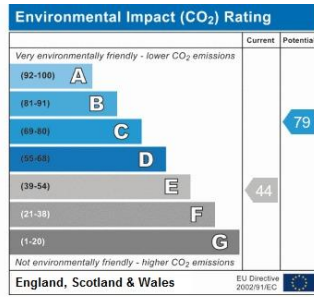
To the first floor there are three good size bedrooms, one with an en-suite shower room with marble flooring and wall tiling. The family bathroom has a four piece white suite including bath with hand held shower, separate shower and Travertine tiling. The property has been re-wired, re-plumbed and has a new Vaillant boiler in an outside boiler room. The heating system can be controlled by a smart phone when absent from the property.

Outside there is a large decked area to the rear of the property, the remainder is laid to lawn with a play area and garden shed at the far end. The paved front drive offers parking for five to six cars.





Address:
Sevenoaks Road



Please refer to

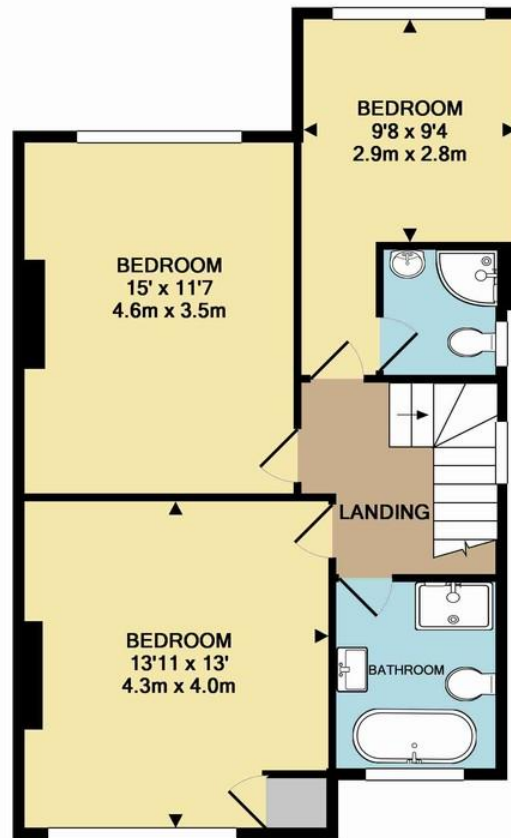
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GROUND FLOOR
APPROX. FLOOR
AREA 884 SQ.FT.
(82.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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