





GUIDE PRICE £700,000- £725,000

Four bedroom extended detached family home located 0.6 miles from Orpington station. Lancing Road is well located for Orpington High Street which now boasts a new cinema along with access to a wealth of local shops and the Walnuts Leisure Centre.

The accommodation comprises a welcoming hallway and a spacious through lounge with custom built inglenook feature fireplace. The property has been extended to the rear to provide a dining room and large kitchen/breakfast room that creates an ideal entertaining space. There is also a downstairs WC. To the first floor are three double bedrooms, all with fitted wardrobes and a fourth small double, again with built in storage and boasting an en-suite WC. There is a wet room as well as a particular spacious family bathroom that also benefits from a dressing area. Externally there is the 50ft garden which is mainly laid to lawn and boasts a water feature and patio. The summer house, which is brick built and has an electricity supply, is ideal to be utilised as a home office or games room.



To the front is off street parking for two cars. Lancing road is located close to junction 4 of the M25 offering easy access to Gatwick, Heathrow, Bluewater and the Kent countryside and coast.

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