





Guide Price £565,000 - £585,000

A well presented, four bedroom detached house, discreetly situated in a pleasant close a short walk from Darrick Wood School and conveniently placed for Princess Royal University Hospital, local bus routes and Locksbottom shops. Orpington station with its mainline services to the City is approximately a mile and a half distant.

The vendors have been in residence for 28 years and have been attentive to the upkeep of this well presented property. The accommodation comprises entrance hall and cloakroom with two piece white suite. Double multi-paned doors lead to the living room with its attractive, natural wood flooring and patio doors to the landscaped rear garden. Double doors lead from the living room to the dining room so that the two rooms can be combined when entertaining larger gatherings. The kitchen is fitted with a range of base and wall units in medium oak. There is a freestanding Canon electric cooker with extractor hood above which will remain, there is space for a slimline dishwasher, washing machine and fridge.

To the first floor, bedroom one has fitted wardrobes and a tiled, en-suite with power shower and wash basin. Bedrooms two and three will take a double bed and there are fitted wardrobes in bedroom two. The fourth is a single currently used as a study.

Outside, the rear garden is beautifully presented and arranged for easy maintenance. There is a decked area with level lawns bounded by borders of shingle where pots and planters can be displayed.

The front garden is laid to lawn and an impressive wisteria climbs the front elevation. There is a single garage with power and light and parking for two to three cars on the drive. The property has a security system.





Please refer to

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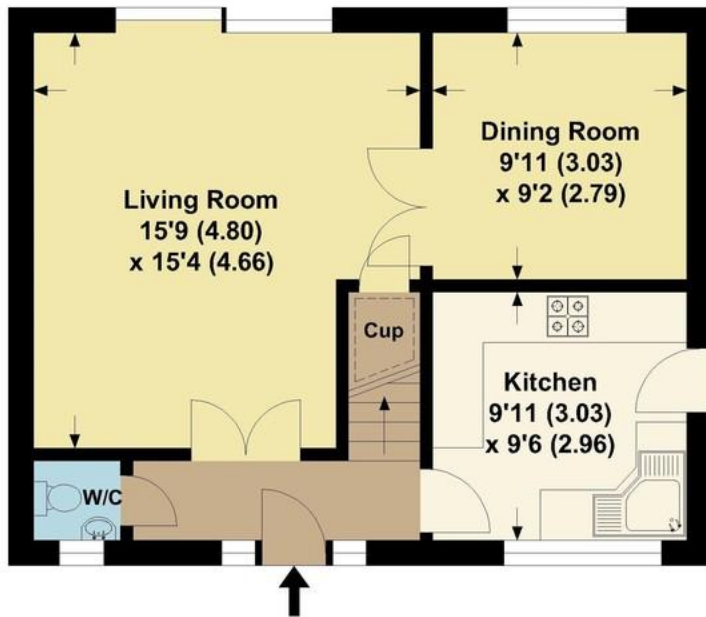
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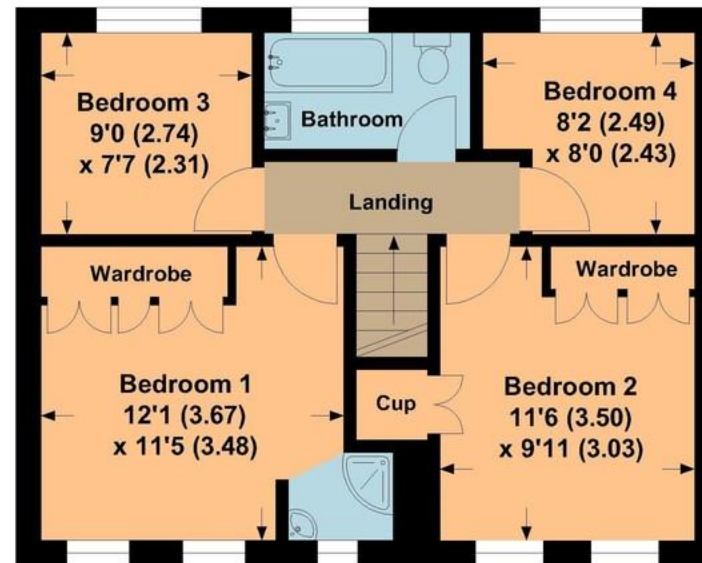
Paddock Close

APPROX. GROSS INTERNAL FLOOR AREA 1013.29 SQFT / 94.13 SQM.

Garden
40'7 (12.38)
x 32'10 (10.00)



GROUND FLOOR



FIRST FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

