



Total area: approx. 123.2 sq. metres (1326.5 sq. feet)



Greenacres Close | Orpington | BR6

£675,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Chain free
- 4 Bedrooms
- Family bathroom, plus en-suite shower room
- Off-street parking for multiple vehicles
- Detached family home
- 2 Reception rooms plus a conservatory
- Garage
- Maintainable sized garden

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.



£675,000 Freehold



Kenton are pleased to present this well-maintained detached family home to the market, offered for the first time in nearly 40 years since the current owners moved in when the development was built. With no onward chain, the property features a spacious family lounge leading to a separate dining room which is currently being utilised as a home office. A large conservatory, fitted kitchen, and guest cloakroom complete the ground floor accommodation. Upstairs you will find four bedrooms (comprising 2 double bedrooms and 2 singles) with 3 of the bedrooms benefiting from built-in storage. Furthermore, the main bedroom includes an en-suite shower room for added convenience. The property also benefits from a manageable rear garden with a vegetable patch, an attached garage with a covered porch, and off-street parking for several vehicles via a driveway. Located in a popular development, Greenacres Close is within 0.3 miles of the well-regarded Darrick Wood Schools and 0.4 miles from Farnborough Primary School. Locksbottom High Street is within easy access, offering various shops, restaurants, and amenities, with Bromley also only a circa 15-minute drive away. This home has been well-looked after throughout and presents potential for reconfiguration, subject to the usual permissions and regulations; a great opportunity for family living in a sought-after location therefore. We highly recommend your earliest attention to view.

Greenacres Close, Orpington, BR6



Entrance Hall

Frosted door to side, staircase to first floor, radiator, tiled flooring.

Lounge

16'8" x 15'3" (5.08m x 4.65m)

Three double glazed windows to front, feature fireplace, understairs cupboard, two radiators, coved ceiling, fitted carpet. Double doors onto:

Dining Room

10'6" x 9'1" (3.20m x 2.77m)

Currently being utilised as an office. Double glazed doors to the conservatory, fitted wall cupboards, radiator, coved ceiling, fitted carpet.

Conservatory

15'8" x 8'8" (4.78m x 2.64m)

Situated on a low brick base, double glazed throughout, double glazed French doors to the garden, ceiling fan, radiator, laminate flooring.

Kitchen

9'10" x 9'10" (3.00m x 3.00m)

Double glazed door and window to the rear, range of matching wall and base units, cupboards and drawers, fitted display cabinet, stainless steel sink unit with mixer tap, extensive working surfaces with splashback tiling, space for range style cooker, space for American fridge/freezer, space for washing machine, space for slimline dishwasher, tiled flooring.

W.C.

Double glazed frosted window to the side, low-level WC, wash hand basin with splashback, tiled flooring.

Landing

Access to loft, fitted carpet.

Bedroom 1

12'0" x 11'4" (3.66m x 3.45m)

Two double glazed windows to the front, extensive range of fitted wardrobes and drawers, radiator, fitted carpet. Opening on to:

En-suite Shower Room

Double glazed frosted window to the side, fully tiled walls, shower cubicle, wash hand basin, towel rail, fitted carpet.

Bedroom 2

10'9" x 9'11" (3.28m x 3.02m)

Double glazed window to the rear, extensive range of both fitted and built in wardrobes, radiator, fitted carpet.

Bedroom 3

8'11" x 7'7" (2.72m x 2.31m)

Double glazed window to the front, radiator, fitted carpet.

Bedroom 4

8'1" x 7'8" (2.46m x 2.34m)

Double glazed window to the rear, fitted double wardrobe, radiator, fitted carpet.

Bathroom

Double glazed frosted window to the side, bath with shower over, low-level WC, wash hand basin in vanity unit, fully tiled walls, radiator, tiled flooring.

Rear Garden

Decking area, traditional lawn, vegetable patches, mature shrubs, access to rear of the garage.

Garage

Up and over doors to both the front and back.

Driveway

Off-street parking for multiple vehicles.

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