

For Sale

Windsor Drive, Orpington, Kent BR6 6HD



**£750,000 FREEHOLD**

**4 BEDROOM DETACHED**

- ✓ CLOSE TO CHELSFIELD STATION
- ✓ VARIOUS GOOD SCHOOLS IN CATCHMENT AREA
- ✓ LARGER THAN AVERAGE FAMILY HOME
- ✓ 2/3 RECEPTION ROOMS
- ✓ EN-SUITE AND FAMILY BATHROOM
- ✓ GROUND FLOOR BATHROOM
- ✓ AMPLE OFF ROAD PARKING
- ✓ LARGE CONSERVATORY TO REAR



## Description

WARREN ROAD SCHOOL ON YOUR DOOR STEP !!! Bishop Estates are delighted to offer this larger than average detached family home. The accommodation offers 2/3 reception rooms, ground floor cloakroom, bedroom 5/family room, fitted kitchen/breakfast room, through lounge/diner, study area, substantial conservatory, to the first floor is a master bedroom, bedroom two with en-suite, bedroom three, bedroom four, family bathroom and separate wc. To the exterior, is a fantastic lawned garden with sun deck, large outhouse for storage, paved driveway with off street parking for 2 +cars. We highly recommend you view this property.



## Location

The property is located in the sought after Chelsfield area and is located within a short walk of Chelsfield station with a fast train to London Bridge. Also serving London Charing Cross and London Cannon street. Access to the M25 is also a short drive away. The property is also in the catchment area of several primary schools to include Warren Road, Green Street Green and Highway. Good grammar schools include St Olave's and Newstead Woods. Local convenience shops are just a short walk away along with Chelsfield GP. For days out High Elms Country Park is closeby along with Charles Darwin's home at Downe House.



## Ground Floor

**ENTRANCE PORCH AREA** - Via Oak panelled door, shelving for shoes, into:

**ENTRANCE HALL** - Built in cupboard with hanging, under stairs storage cupboard, laminate flooring, stairs to first floor, alarm control panel, step down to ground floor study/bedroom 5. Additional cupboard.

**CLOAKROOM** - Double glazed leaded frosted window to front, low level wc, wash hand basin in vanity unit, tiled walls, radiator.

**THROUGH LOUNGE** - 16' 11" x 11' 10" (5.18m x 3.61m) LOUNGE AREA. Engineered Oak flooring, double glazed leaded light window to front, recess with feature flame effect fire, double radiator, single radiator, coved cornice, open to:

**DINING AREA** - 12' 0" x 11' 10" (3.66m x 3.61m) Engineered Oak flooring, thermostat, coved ceiling, double radiator.

**STUDY** - 14' 7" x 6' 0" (4.47m x 1.83m) Engineered Oak, cupboard housing boiler, wall mounted cupboards, small leaded window side, coved ceiling, sliding patio doors to conservatory.

**CONSERVATORY** - 21' 3" x 15' 5" (6.48m x 4.72m) Max measurements. Double glazed windows to side and rear, double glazed door to side, double double glazed doors to rear,



laminated flooring, light, power points, blinds, skylights.

**BEDROOM FIVE/RECEPTION THREE - 13' 8" x 8' 11" (4.19m x 2.74m)** Spot lights, laminated wood floor, double glazed leaded light window to front, built in cupboards, double radiator, coved ceiling.

**FITTED KITCHEN/BREAKFAST ROOM - 16' 9" x 14' 7" (5.13m x 4.47m)** Range of matching wall and base units, work tops over, double glazed window to rear, sink unit with mixer tap, built in hob and double oven, space for fridge and freezer, space and plumbing for dishwasher, cupboard with access to boiler, coved ceiling, tiled floor, door to side, painted panelled ceiling, breakfast bar, door to side, double glazed window and door to conservatory, door to pantry cupboard with space and plumbing for washing machine and tumble dryer, laminate floor to dining area.

## First Floor

**FIRST FLOOR LANDING** - Galliered landing with Oak balustrade, airing cupboard with shelving and hot water tank, coved ceiling, access to loft, carpet. Doors to all rooms

**MASTER BEDROOM - 15' 8" x 11' 8" (4.78m x 3.56m)** into wardrobe. Carpet, double built in cupboard to side, fitted wardrobes some with mirrors with hanging and shelving along one wall, double radiator, coved ceiling, double glazed leaded window to front.

**BEDROOM TWO - 12' 0" x 11' 10" (3.66m x 3.61m)** Built in cupboards with overhead storage, mirrored wardrobes also, timber varnished flooring, radiator, double glazed window to rear.

**EN SUITE SHOWER ROOM** - Fully tiled en-suite, shower cubicle with glass door, wash hand basin inset vanity unit with mixer tap, built in cupboard above.

**BEDROOM THREE - 10' 0" x 8' 0" (3.05m x 2.44m)** Double glazed window to rear, built in cupboards, coved ceiling, pedestal wash hand basin with tiled splash back, radiator.

**BEDROOM FOUR - 10' 5" x 9' 3" (3.2m x 2.84m)** Double glazed leaded window to front, built in cupboard, radiator, coved ceiling.

**MAIN BATHROOM** - White suite comprising of a panelled bath with mixer tap, power shower unit, wash hand basin with mixer tap set in a vanity unit, spotlights, double glazed frosted window to rear

**SEPARATE WC** - Double glazed window to side, low level wc.

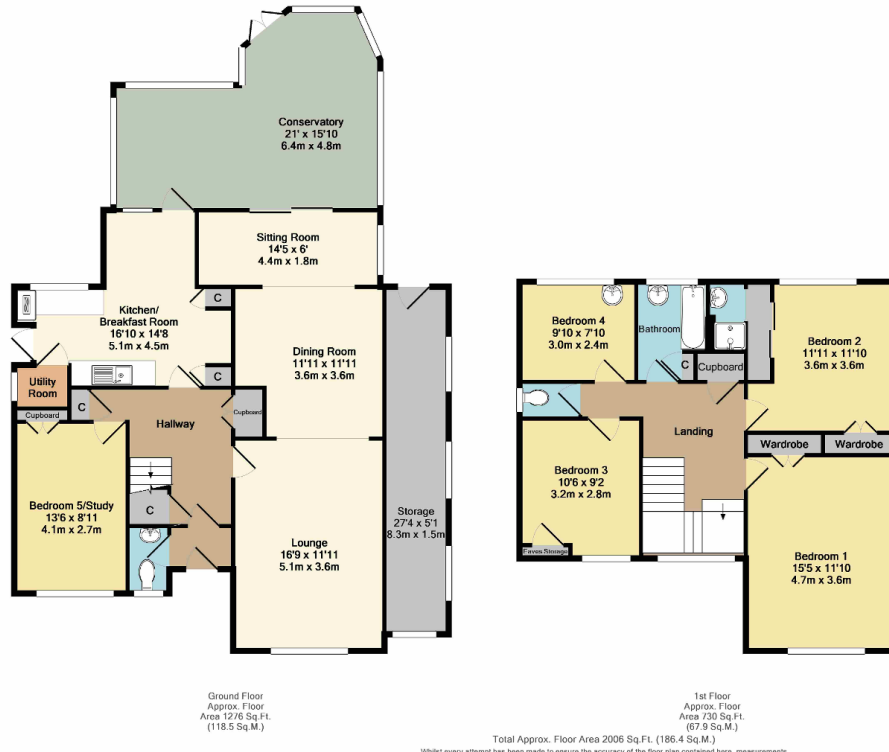
## Exterior

**REAR GARDEN** - Approx. Decked area with fish pond area, side access, garden shed, access to side storage room with power and lighting, mainly laid to lawn, shrubs.

**BRICK BUILT STORE ROOM** - Exterior brick built store room with power and lighting, windows.

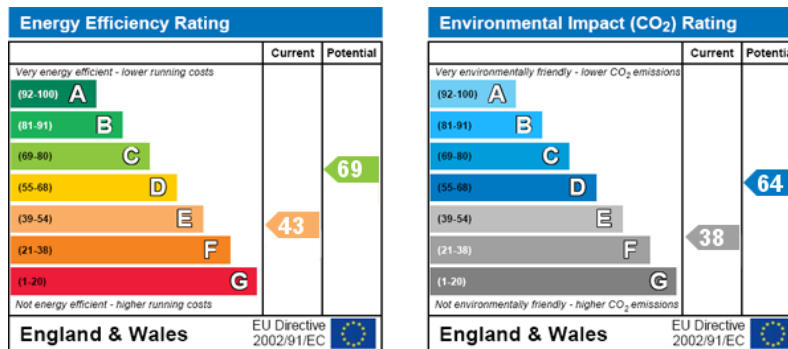
**OFF STREET PARKING** - Paved driveway providing off street parking for 2+ cars, various shrubs and trees providing privacy.

## Floorplans



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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## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.