

4 Bedroom Detached House for Sale - £975,000

Pondfield Road, Orpington, Kent, BR6 8HJ



KEY FEATURES

- FREEHOLD DETACHED CHALET BUNGALOW • REQUIRES MODERNISATION • FOUR BEDROOMS • SHOWER ROOM AND BATHROOM • LARGE RECEPTION ROOM AND DINING ROOM • LARGE CONSERVATORY • DARRICK WOOD SCHOOL CATCHMENT AREA • LARGE REAR GARDEN • GARAGE AND WORK SHOP • COUNCIL TAX BAND G

Description

Bishop Estates are delighted to bring to the market this Chain Free 4 bedroom detached chalet-bungalow. This property is within catchment for Darrick Wood primary and secondary schools and walking distance to Locksbottom High Street, which comprises of local restaurants and small businesses. There is a large driveway that gives space for several cars as well as a detached garage.

Upon entering the property, you are met with a large entrance hall and utility room. Coming off of the entrance hall is a very good-sized reception with double doors opening onto the dining room, fitted kitchen, ground floor bathroom, bedroom with fitted wardrobes and additional bedroom four with doors opening to a large conservatory.

To the first floor of this chalet bungalow can be found two good-sized double bedrooms both benefitting from bonus eaves storage with the master bedroom also boasting large built-in wardrobes. There is also shower room.

The rear garden offers a well established rear garden with various trees and shrubs and a large lawn area.

To truly appreciate what this home has to offer, please call Bishop Estates to arrange a viewing on 01689 873796

Location

Located approximately 1 mile from Orpington station with fast routes into London and approximately 0.2 miles from the sought after Darrick Wood primary and secondary schools and approximately 0.6 miles from the PRU Hospital. Locksbottom village is just a short walk with a selection of shops, restaurants, pubs and a family-friendly park. Orpington, Petts Wood and Bromley High Streets are also accessible.

Ground Floor

ENTRANCE HALL - 20' 9" x 6' 11" (6.34m x 2.13m) Solid wood flooring, radiator, double glazed UPVC door with windows either side, radiator, ceiling light, stairs to first floor landing.

UTILITY ROOM - 5' 6" x 5' 3" (1.68m x 1.63m) Double glazed window to the side, work top, space for washing machine, space for tumble dryer, tiled floor, wall mounted cupboard, further storage cupboard.

FRONT RECEPTION - 19' 11" x 12' 0" (6.09m x 3.68m) Double doors to the hallway and double doors to dining room, fitted carpet, feature fireplace with gas fire inset, double glazed window to the front, ceiling light, wall lights,



picture rail.

DINING ROOM - 9' 10" x 9' 0" (3.03m x 2.76m) Double doors to the lounge, access to kitchen, carpet, double glazed window to front.

FITTED KITCHEN - 10' 7" x 10' 1" (3.23m x 3.1m) Kitchen with a range of wall and base units with work tops over, double glazed door to side, double glazed window to side, sink unit with mixer tap and drainer, wall mounted Worcester boiler, part tiled walls, double oven with gas hob over, carpet tiled floor.

INNER HALLWAY - Fitted carpet, storage cupboard.

GROUND FLOOR BATHROOM - 7' 5" x 6' 1" (2.28m x 1.86m) Comprising of a panelled bath with mixer tap and shower attachment, part tiled walls, tiled flooring, double radiator, pedestal wash hand basin, low level wc, double glazed frosted window to side, wall mounted mirror with lighting, vanity cupboard.

BEDROOM THREE - 11' 9" x 8' 9" (3.59m x 2.69m) Wardrobe cupboards along one wall, double glazed window, radiator, carpet.

BEDROOM FOUR - 10' 1" x 10' 0" (3.08m x 3.06m) Double doors to conservatory, carpet, radiator, double glazed window to the side.

CONSERVATORY - 16' 1" x 10' 0" (4.92m x 3.06m) Wood casement glazed windows, double doors to rear garden, carpet, wall lighting, ceiling blinds.

First Floor

FIRST FLOOR LANDING - Carpet, recessed area with desk unit, loft access for storage.

MASTER BEDROOM - 15' 4" x 10' 8" (4.69m x 3.27m) Double glazed window to rear, double radiator, carpet, fitted wardrobes along one wall, eaves storage cupboard.

BEDROOM TWO - 12' 10" x 13' 0" (3.93m x 3.99m) Double glazed window to front, double radiator, carpet, two eaves storage cupboards.

SHOWER ROOM - 6' 11" x 5' 6" (2.13m x 1.71m) Shower cubicle, part tiled walls, tiled flooring, low level wc, corner wash hand basin with vanity cupboard, double glazed frosted window to side, heater, double radiator, ceiling light.

Exterior

FRONT GARDEN - Large front garden with lawn, trees and shrubs.



REAR GARDEN - Well established rear garden with various shrubs and flower beds, mainly lawn, access to the garage and work shop, side access to both sides, outside tap, patio area.

PARKING - Paved driveway to the side providing off street parking for several cars.

GARAGE - 25' 2" x 12' 2" (7.7m x 3.74m) With power and lighting, door to front. Door to:

WORKSHOP - 9' 1" x 8' 11" (2.79m x 2.72m) Window to rear and side, power and light.



Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	Current
A B C D E F G			A B C D E F G
(100-92) Very environmentally friendly - lower CO ₂ emissions (81-91) Environmentally friendly - lower CO ₂ emissions (62-80) Fairly good (43-61) Fairly good (23-42) Fairly good (1-20) Not environmentally friendly - higher CO ₂ emissions			(92-100) Very environmentally friendly - lower CO ₂ emissions (81-91) Environmentally friendly - lower CO ₂ emissions (62-80) Fairly good (43-61) Fairly good (23-42) Fairly good (1-20) Not environmentally friendly - higher CO ₂ emissions
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EU Directive 2002/91/EC England & Wales			EU Directive 2002/91/EC England & Wales

AWAITING EPC



4 BEDS 2 BATH

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2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.
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