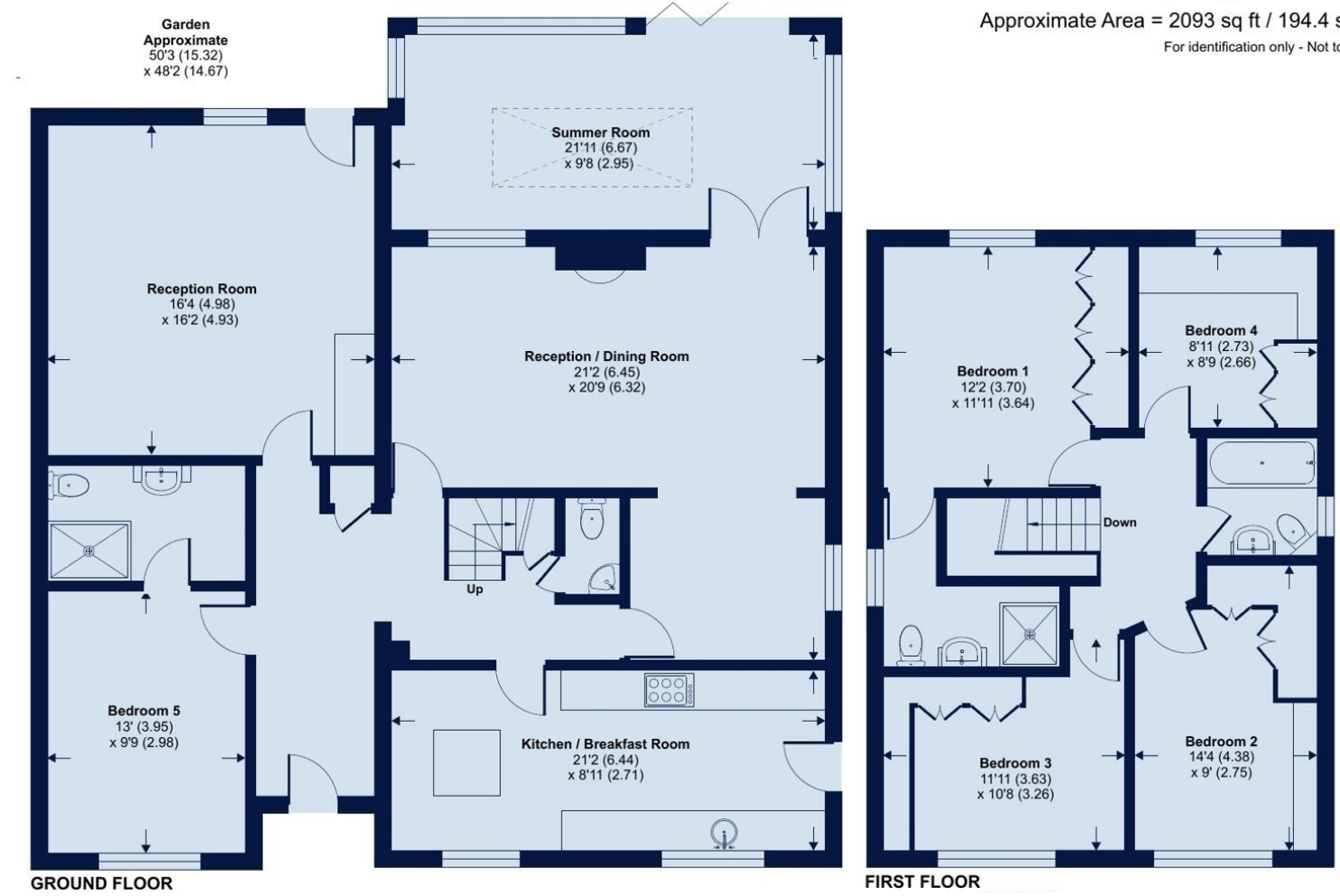


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Dale Wood Road, Orpington, BR6

Approximate Area = 2093 sq ft / 194.4 sq m
For identification only - Not to scale



Viewing by appointment with our Petts Wood Office - 01689 606666

73 Dale Wood Road, Orpington, Kent, BR6 0BY

Guide Price £975,000 Freehold

- Chain-Free Property
- Four Receptions
- Breakfast Kitchen
- Fully Double Glazed
- Five Double Bedrooms
- Three Bathrooms
- Quality Fitted Wardrobes
- Cul-de-sac Aspect

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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73 Dale Wood Road, Orpington, Kent, BR6 0BY

FIVE DOUBLE BEDROOMS, FOUR RECEPTION ROOMS AND THREE BATHROOMS. This neo-Georgian detached house offers flexible and versatile accommodation, affording a ground floor double bedroom with en-suite shower room. There is a generous L shaped lounge/diner, a separate family room/reception room, large orangery/summer room, breakfast kitchen and cloakroom off the entrance hall. The first floor features four double bedrooms, all with quality fitted wardrobes, an en-suite shower room off the main bedroom and family bathroom with third shower. Outside you will find a spacious driveway for two cars and a secluded rear garden. Benefits to note include CHAIN FREE availability, fully double glazed, gas central heating, fitted bedroom furniture to all rooms, a combination of glass ceiling lights for extra light, fitted kitchen, Rangemaster double oven, plus plantation shutters and window blinds to remain. The property enjoys a leafy cul-de-sac aspect within easy walking distance of Orpington mainline station (about 10 minutes), Crofton Schools, St Olaves and Newstead Wood grammar schools and good transport links. Exclusive to PROCTORS.

Location

From Crofton Schools, bear left into Crofton Lane and head towards Chislehurst. Dale Wood Road is on the right. The property is at the far end on the left.



Ground Floor

Entrance Porch

Covered with courtesy light.

Entrance Hall

Entrance door to front, radiator, built-in storage cupboard, two radiators, under stairs cupboard, skylight window, recessed ceiling lights.

Cloakroom

WC, hand wash basin, recessed ceiling lights.

Lounge/ Diner ('L' Shaped)

Inner casement window and French doors to orangery/summer room, feature chimney breast with gas coal effect fire, two radiators.

Dining Room Area

Window to side, radiator.

Summer Room/ Orangery

Bi-fold doors to garden, windows to rear and side aspect, two radiators, solid roof with skylight window, recessed ceiling lights.

Reception Room

Window to rear and door to garden, two ceiling lanterns, two radiators, two built-in cupboards with electric and gas meters, recessed ceiling lights.



Breakfast Kitchen

Windows to front aspect, range of birch fronted wall and base cabinets, Rangemaster double oven with separate grill oven and six gas burners, double bowl sink unit set in granite worktop, fluted drainer, washing machine and dishwasher, fridge freezer, Rangemaster extractor chimney, breakfast island, recessed ceiling lights, door to garden.

Bedroom Five

Window to front, plantation shutters, radiator.

En-Suite Shower Room

White suite comprising corner shower cubicle, hand wash basin, WC, heated towel rail, wall cabinet, recessed ceiling lights, extractor fan, tiled interior.

First Floor

Landing

Access to loft via ladder.

Bedroom One

Window to rear, quality wardrobes, radiator.

En-Suite Shower Room

Window to side, white suite comprising shower cubicle, stop/start, wall mounted hand wash basin on vanity unit, WC, heated towel rail, LED mirror, recessed ceiling lights, extractor fan, tiled interior.

Bedroom Two

Window to front, plantation shutters, quality bedroom furniture, radiator.



Bedroom Three

Window to front, plantation shutters, quality bedroom furniture, radiator.

Bedroom Four

Window to rear, quality bedroom furniture, radiator. Central heating combination boiler.

Family Bathroom

White suite comprising 'P' shaped bath with built-in shower, stop start control, shower screen, wall mounted hand wash basin, WC, recessed ceiling lights, chrome heated towel rail, extractor fan, wall cabinet, tiled interior.

Outside

Rear Garden

Secluded paved patio area, laid to lawn, garden shed, side access, exterior power and lights.

Frontage

Block paved driveway and established garden, parking for two cars.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : G

