

3 Somerset Road, Orpington, Kent, BR6 0EZ

A deceptively spacious Victorian villa (1,508 sq ft), occupying a desirable and peaceful location within close proximity of Orpington station, the high street, leafy Broomhill Common and good transport links. The owners have just extended the property (2023) to include a generous loft conversion adding a further two bedrooms (or home office) and an en-suite shower room off the main bedroom. Overall, the accommodation boasts four bedrooms, an en-suite, huge family bathroom, a bay fronted reception room, separate sitting room and a social dining kitchen of 5.9m by 2.58m. Outside you will note a sizeable garden leading to a newly constructed one and a half size single garage with electric rolling door (via Devonshire Road). Additional benefits include gas central heating (combi boiler installed 2023), open chimney breast with wood burner, under floor heating in the kitchen and bathroom areas, character features and double glazed windows. Nearby amenities include The Walnuts Leisure Centre, Perry Hall School, a comprehensive selection of shops, supermarkets and restaurants, plus Orpington Station offering fast and frequent services to London Bridge. To fully appreciate the space on offer, interior viewing comes highly recommended. Exclusive to PROCTORS.

Location

From Orpington High Street, turn into Broomhill Road and Somerset Road is on the right.



Ground Floor

Entrance Porch

Covered area.

Entrance Hall

Double glazed entrance door, radiator.

Bay Reception Room

4.10m x 3.50m (13' 5" x 11' 6") (Into alcove) Double glazed bay window to front, period style fireplace surround with open chimney breast and wood burner, radiator, alcove book shelves.

Sitting Room

4.53m x 3.10m (14' 10" x 10' 2") (Into alcove) Double glazed French doors to garden, open feature chimney breast, under stairs storage cupboard with gas and electric meters, door opening to dining room. Open aspect stairs.

Social Dining Kitchen

5.90m x 2.58m (19' 4" x 8' 6")

Dining Room Area

Double glazed window to side, radiator, pantry cupboard, recessed ceiling lights, open plan to kitchen.

Kitchen Area

Double glazed windows to rear and side, double glazed door to garden, range of Shaker style wall and base cabinets, built-in electric oven, electric hob set in solid oak worktop, Belfast double ceramic sink, plumbed for washing machine and dishwasher, slate floor with under floor heating, recessed ceiling lights.

Mezzanine Level

Landing

Family Bathroom

2.97m x 2.34m (9' 9" x 7' 8") Double glazed window to side, white suite comprising bath with shower screen and built-in shower, hand wash basin, WC, chrome heated towel rail, shaver point, recessed shelving, ceramic tiled floor with under floor heating, extractor fan.

First Floor

Landing

Bedroom Two

4.21m x 3.23m (13' 10" x 10' 7") Double glazed window to front, alcove wardrobes, radiator.

Bedroom Three

3.06m x 2.88m (10' 0" x 9' 5") Double glazed window to rear, radiator.

Mezzanine Level

Landing

Skylight window.

Bedroom Four/ Home Office

3.06m x 2.67m (10' 0" x 8' 9") Double glazed window to rear, fitted wardrobes, radiator.

Second Floor

Bedroom One

4.05m x 3.00m (13' 3" x 9' 10") (Into wardrobes) Two double glazed Velux windows to front, natural wood flooring, bespoke fitted wardrobes, eaves

storage, radiator, door to en-suite shower.

En-Suite Shower Room

2.34m x 1.42m (7' 8" x 4' 8") Double glazed window to rear, contemporary white suite comprising hand wash basin on vanity unit, WC, open shower cubicle, tiled interior, shaver point, chrome heated towel rail, recessed ceiling lights, extractor fan.

Outside

Rear Garden

An attractive rear garden with a secluded patio, laid to lawn, established evergreen shrubs and trees, exterior light, direct access to garage.

Detached Garage

5.3m x 4.25m (17' 5" x 14' 0") Brand new detached pre-cast built with electric rolling door, provision for charging unit, independent circuit breaker.

Frontage

Private front garden, raised area, open porch.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : D