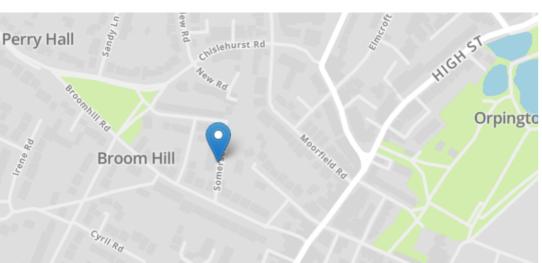
### Petts Wood Office

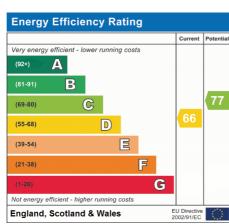
1, Fairway, Petts Wood, BR5 1EF

01689 606666

pettswood@proctors.london

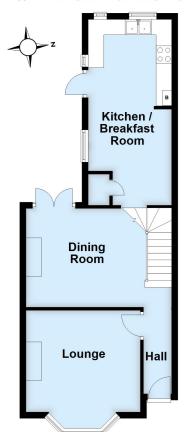






### **Ground Floor**

Approx. 47.1 sq. metres (507.2 sq. feet)

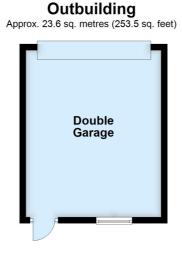


### First Floor Approx. 39.9 sq. metres (429.3 sq. feet) Approx. 29.5 sq. metres (317.6 sq. feet)

**Second Floor** 







Total area: approx. 140.1 sq. metres (1507.6 sq. feet)

This plan is for general layout guidance and may not be to scale Plan produced using PlanUp.

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. Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited

hartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees rom these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords ake out various products. For further details, please visit our website â€" www.proctors.london



### **Petts Wood Office**

- 1, Fairway, Petts Wood, BR5 1EF
- 01689 606666
- pettswood@proctors.london











Viewing by appointment with our Petts Wood Office - 01689 606666

3 Somerset Road, Orpington, Kent, BR6 0EZ

# Guide Price £615,000 Freehold

- Attractive Victorian Villa
- Three Reception Rooms
- Upstairs Family Bathroom
- New Detached Garage

- Four Generous Bedrooms
- En-Suite Shower Room
- 2023 Loft Conversion
- Desirable Location







## 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 ensuite 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.













### **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**

 $2.97 m\ x\ 2.34 m\ (9'\ 9''\ x\ 7'\ 8'')$  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**

 $4.21 m\ x\ 3.23 m\ (13'\ 10''\ x\ 10'\ 7'')$  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

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