



Viewing by appointment with our Petts Wood Office - 01689 606666

- 5 Pinewood Close, Orpington, Kent, BR6 8BB
- Guide Price £1,200,000 Freehold**
- Detached Family Home
 - Self-Contained Annexe
 - Three Bathrooms
 - Superior Quality Interior
 - Dormer Bungalow
 - Five Double Bedrooms
 - Two Generational
 - Cul-De-Sac Aspect

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5 Pinewood Close, Orpington, Kent, BR6 8BB

A SUBSTANTIAL DETACHED FAMILY HOME WITH A SELF-CONTAINED ANNEXE/FLAT. This superior detached dormer bungalow provides versatile and flexible accommodation, ideal for two generational living or a large family. Interior viewing comes highly recommended to fully appreciate the space and high specification on offer. Briefly, the main residence offers four double bedrooms arranged over two floors, two generous reception rooms, a stunning social kitchen with dining area and breakfast island, family bathroom, separate shower room, utility room and cloakroom. The attached annexe offers a private gated side entrance plus an interior door to the main family home, kitchen and lounge area, fifth double bedroom and separate bathroom. There is a generous integral garage which offers additional storage. Outside you will note gardens to all elevations comprising secluded patios for dining, superior covered hot tub (negotiable), storage sheds, lawned areas, mature gardens and private driveway. Additional features include integrated kitchen appliances, double glazed windows throughout, two central heating systems, AC unit in the main bedroom, neutral and contemporary interiors. quiet cul-de-sac aspect, security system and all furniture negotiable. The property is perfectly placed for extensive transport links, mainline station, nearby and walkable reputable schools, Darrick Wood and Crofton, grammar schools St Olaves and Newstead Wood, pre-schools, plus Orpington, Petts Wood and Locksbottom town centres. You will be very impressed with this property. Also, the annexe could serve as a great investment in terms of rental ability. Exclusive to PROCTORS.

Location

Pinewood Close is within easy walking distance of Orpington mainline statin, a great selection of reputable schools, grammar schools and transport links.



Ground Floor

Entrance Porch

Open porch, porch light.

Entrance Hall

Entrance door, porcelain flooring, radiator, staircase to first floor, French doors to dining room. Door to annexe.

Main Living Room

Bay window to front, plantation shutters, limestone fireplace surround, decorative coal fire, radiator, window to side with plantation shutters, natural wood flooring.

Dining Room/ Reception Room

Window to rear, folding French doors to conservatory, radiator, porcelain flooring, French doors to social kitchen.

Social Dining Kitchen

Bi-fold doors to garden, range of quality wall and base cabinets, Corian worktops, two built-in electric ovens, electric hob with extractor hood, integrated tall fridge and separate tall freezer, integrated microwave oven and warming drawer, integrated dishwasher. Large central island with one and a half bowl sink unit, InSinkErator instant hot tap, fluted drainer, recessed ceiling lights, two radiators, under floor heating, four Velux windows within pitched ceiling, spot lights, door to garage and utility room, leading to cloakroom.

Utility Room

Door and window to rear, wall and base cabinets, plumbed for washing machine, space for dryer, radiator, recessed ceiling lights, porcelain flooring.

Cloakroom

Window to rear, Venetian blind, white suite comprising WC, hand wash basin on vanity unit, porcelain flooring, recessed ceiling lights, space for additional fridge.

Double Glazed Conservatory

French doors and windows, porcelain flooring, radiator, skylight window. A truly comfortable and relaxing room overlooking the garden.

Bedroom Three

Window to front, plantation shutters, radiator.

Bedroom Four/ Study

French doors leading to garden, radiator.

Shower Room (Off Entrance Hall)

Walk-in drench shower, back to cabinet WC, hand wash basin on vanity unit, built-in storage, heated towel rail, porcelain flooring, recessed ceiling lights, extractor fan.

First Floor

Landing

Recessed ceiling lights.

Bedroom One

Window to rear, radiator, AC unit, linen cupboard. Door to walk-in wardrobe.

En-Suite Wardrobe

Recessed ceiling lights, radiator, fitted shelving and hanging, ample storage.

Bedroom Two

Velux windows to rear and side, radiator, built-in mirrored wardrobes, radiator, eaves storage, recessed ceiling lights.

Family Bathroom

Velux window to side, white suite comprising bath with built-in shower, hand wash basin on vanity unit, WC, heated towel rail, recessed ceiling lights, built-in storage area, Travertine flooring.

Annexe

Self-Contained Annexe

Interior access from inner hall.

Hall

Recessed ceiling lights.

Triple aspect Lounge And Kitchen

Window to rear and French doors to garden, radiator, open plan to kitchen.

Breakfast Kitchen Area

Peninsular breakfast bar, range of Shaker style wall and base cabinets, built-in electric oven, electric hob set in worktop, extractor hood, ceramic sink unit, integrated fridge and freezer, concealed combination boiler, recessed ceiling lights, pelmet lights, entry phone for side gate.

Double Bedroom Five

Bay window to front, plantation shutters, two radiators.

Annexe Bathroom

Window to side, Bath, hand basin on vanity unit, WC, heated towel rail, recessed lights, extractor fan, mirrored cabinet.

Integrated Garage

Electric up and over door, power and light, newly fitted combination boiler, space for tumble dryer, circuit breaker, access to roof space.

Gardens

Gardens to all elevations comprising secluded patios for dining, covered hot tub (negotiable), side storage areas, lawned areas, mature shrubs and trees. The garden can be easily divided for rental purpose.

Frontage

Private driveway

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F