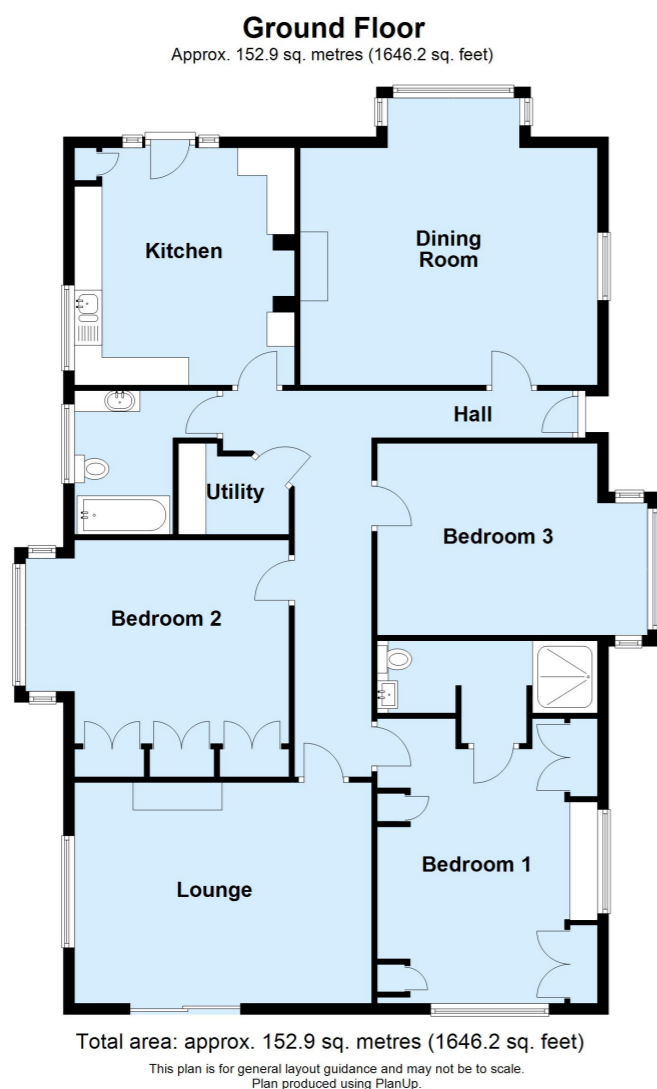


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

114 Chislehurst Road, Orpington, Kent, BR6 0DW  
**Guide Price £975,000 Freehold**

- Detached Bungalow
- Two Reception Rooms
- Large Garden
- Double Garage/Private Drive
- Three Bedrooms
- En-Suite Shower Room
- Wine Cellar
- Potential to Extend

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 Chartered 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 from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at [www.proctors.london](http://www.proctors.london)



## 114 Chislehurst Road, Orpington, Kent, BR6 0DW

This 1920s detached bungalow is full of character and occupies a large spacious plot in a desirable location within Orpington. The property has a large rear garden and frontage, set back off Chislehurst Road. It offers three spacious bedrooms with an en-suite shower room and a family bathroom, separate dining room, living room and kitchen at the rear of the property. There is also a utility room and a spacious cellar with access from the garden. The property has a double garage with a long private driveway offering parking for several vehicles. The front and rear gardens are well-established with trees, shrubs, flower beds and borders, the rear garden benefitting from a greenhouse, garden shed and large pond. The property has further scope for extension in the spacious loft area, subject to planning permission and also benefits from solar panels. The bungalow is ideally located for Perry Hall School and Perry Hall Recreation Park, Orpington mainline station and town centre, St Olaves and Newstead Woods Grammar Schools, Petts Wood amenities, plus good transport links. Exclusive to PROCTORS.

### Location

From Station Square, bear right into Petts Wood Road, at the roundabout turn right into Chislehurst Road bear right continuing on Chislehurst Road, the property is on the left.



### Ground Floor

#### Entrance Hall

Part double glazed entrance door, two radiators, loft access.

#### Dining Room

5.45m x 4.22m (17' 11" x 13' 10")  
Double glazed windows to side and rear, oak wood flooring, open working fireplace, serving hatch to kitchen, skirting heating.

#### Kitchen

4.22m x 4.06m (13' 10" x 13' 4")  
Double glazed windows to side and rear, double glazed door to rear, wood effect flooring, range of wall and base units, one and a half bowl sink unit with drainer, mixer tap, radiator, plumbed for dishwasher, Belling double oven and gas hob.

#### Bedroom One

5.15m x 4.12m (16' 11" x 13' 6") (Into wardrobes) Double glazed windows to front and side, radiator, built-in wardrobes, cupboards and drawers,

#### En-Suite Shower Room

Walk-in shower cubicle, low level W.C.,

storage cabinet, chrome heated towel rail, ceiling spotlights, tiled walls.

#### Bedroom Two/Office

5.02m x 3.46m (16' 6" x 11' 4") Double glazed bay window to side, radiator.

#### Bedroom Three

4.94m x 3.50m (16' 2" x 11' 6") (To wardrobes) Double glazed bay window to side, radiator, built-in wardrobes, cupboards and drawers.

#### Living Room

5.50m x 4.00m (18' 1" x 13' 1") Double glazed patio doors to front and window to side, radiator, brick built feature fireplace housing log burner.

#### Utility Room

Plumbing for washing machine, space for tumble dryer, wall units, radiator.

#### Bathroom

Double glazed window to side, bath with shower attachment, low level W.C., hand wash basin set on vanity unit, chrome heated towel rail, tiled walls.

### Outside

### Cellar

Useful storage space for wine, Worcester central heating boiler, water softener.

### Rear Garden

Paved patio leading to lawned area, side access, established shrubs and fruit trees, garden shed, greenhouse, large fish pond, paved area at rear of garden, outside taps.

### Garage

Double garage with two doors, power and light.

### Frontage

Large driveway providing parking for several vehicles leading to double garage, secluded lawned area with established flower beds, shrubs and trees.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : G