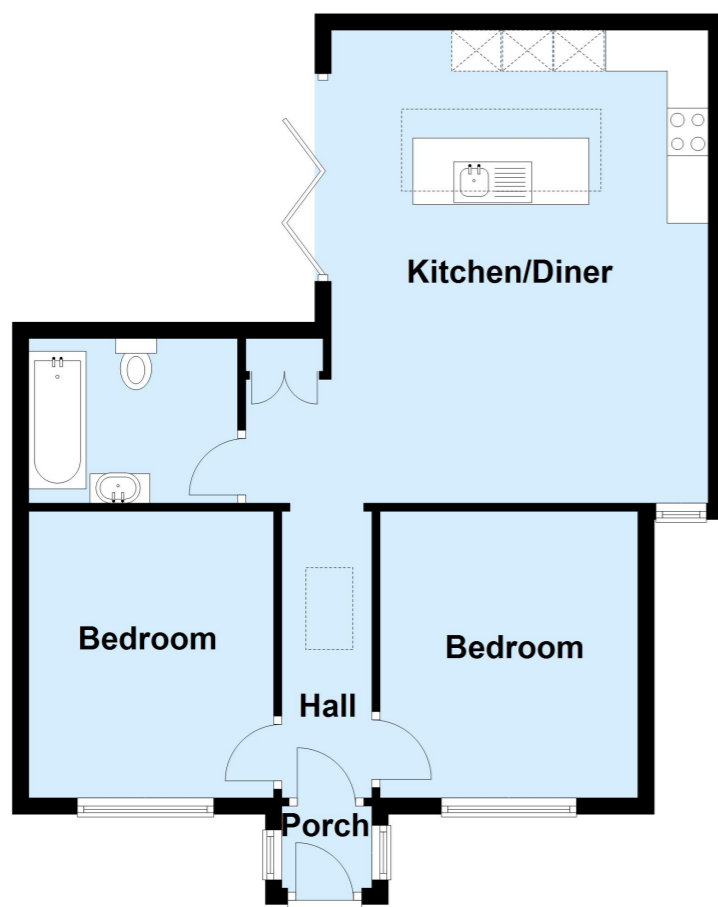


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



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



Viewing by appointment with our Petts Wood Office - 01689 606666

62 Broomhill Road, Orpington, Kent, BR6 0EW

Guide Price £650,000 Freehold

- Unique Period Cottage
- Two Double Bedrooms
- Fully Appliance Kitchen
- Luxury Bathroom/Shower
- Fully Refurbished Interior
- Social Living Space
- Quartz Breakfast Island
- Under Floor Heating

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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62 Broomhill Road, Orpington, Kent, BR6 0EW

This delightful and totally one-off detached cottage occupies a tranquil setting on the edge of Broomhill Common, overlooking a woodland aspect within a desirable Conservation area. The property has just undergone extensive refurbishment throughout to restore its original charm and beauty on the outside whilst creating a contemporary light and airy interior. There are two double bedrooms to the front elevation, an impressive social living space of 5.72m x 4.50m, open plan kitchen with quartz island and living area, bi-fold doors leading to a private courtyard garden, luxury bathroom and character entrance hall complete with exposed ceiling beams. There is a private front garden laid to lawn with Laurel screening trees plus side access for maintenance. Additional features to note include luxury Karndean flooring, under floor heating in the main living and kitchen areas, all brand new interior, fully integrated kitchen with Siemens appliances, LED lighting, new plumbing and electrics, bespoke replacement double glazed windows in keeping with character, combination boiler, character storm porch, column radiators, private cellar via a trap door and no onward chain. The property is ideally situated for Orpington mainline station, good transport links in nearby Orpington and Petts Wood town centres, plus the unique beauty of Broom Hill Common on your door step. Exclusive to PROCTORS.

Location

From Orpington High Street, proceed into Broomhill Road, drive to the top of the hill and bear right onto the Common, where you will find the property set back on the right.



Ground Floor

Entrance Porch

Glazed porch with pitched roof.

Entrance Hall

3.60m x 1.09m (11' 10" x 3' 7") Period entrance door, exposed beams, vaulted ceiling with remote controlled Velux window, Karndean flooring.

Bedroom One

3.58m x 3.15m (11' 9" x 10' 4") Bespoke double glazed casement window to front, column radiator, T.V. and cable point, access to loft one with pull-down wooden ladder for access to combination central heating boiler.

Bedroom Two

3.59m x 2.98m (11' 9" x 9' 9") Bespoke double glazed window to front, column radiator, recessed ceiling lights, T.V. and cable point, access to loft with pull-down wooden ladder.

Social Living Space

5.72m x 4.50m (18' 9" x 14' 9")

Lounge Area

Double glazed window to front, Karndean flooring with under floor heating, built-in storage cupboard (housing electrics and under floor manifolds), recessed ceiling lights. Trap door leading to cellar.

Breakfast Kitchen

Double glazed bi-fold doors to courtyard garden, range of light Shaker grey wall and base cabinets, two built-in single electric ovens, built-in microwave oven, built-in coffee maker, integrated fridge and freezer, fitted induction hob set in quartz worktop, quartz splash back to steel extractor hood, central island with one and a half bowl sink unit, fluted drainer, fitted chrome hot tap, integrated washing machine and dishwasher, breakfast bar, recessed ceiling lights, Karndean flooring with under floor heating.

Bathroom

2.55m x 2.00m (8' 4" x 6' 7") Double glazed window to rear, contemporary white suite comprising bath with drench shower, built-in controls and shower screen, wash hand basin on vanity unit, wall mounted back to wall W.C., ceramic tiled floor and walls, chrome heated towel rail, recessed ceiling lights, extractor fan, shaver point.

Outside

Courtyard Garden

Courtyard garden with exterior light.

Frontage

Private front garden laid to lawn, side access, newly planted Laurel trees. Parking on the Common.

ADDITIONAL INFORMATION

Council Tax

Information to be confirmed.

