



Viewing by appointment with our Petts Wood Office - 01689 606666

11 Silverdale Road, St Pauls Cray, Orpington, Kent, BR5 2LU  
**£585,000 Freehold**

- Detached Family House
- Spacious Lounge
- Large Garden Room
- Private Driveway
- Four/Five Bedrooms
- En-Suite Shower
- Garage En- Bloc
- Chain Free Property

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## 11 Silverdale Road, St Pauls Cray, Orpington, Kent, BR5 2LU

A spacious chain free detached house set back off Silverdale Road, within close walking distance of St Mary Cray Station, Leeson's Primary School, Nugent Shopping Park - for major high street stores, and good transport links. The accommodation comprises four double bedrooms on the first floor, en-suite shower room, a spacious lounge to rear aspect, separate dining room/bedroom five, study, fitted kitchen, cloakroom and family bathroom. Outside you will note a sizeable garden, garden room with double glazed bi-fold doors, garage/workshop en-bloc to rear, plus a deep frontage with private driveway. Benefits to note include gas central heating, double glazed windows and chain free occupation. The property offers a great opportunity to improve and extend, subject to necessary planning permissions. CHAIN FREE Exclusive to PROCTORS.

### Location

Silverdale Road is conveniently placed for St Mary Cray Station, nearby schools, Nugent Shopping Park and transport links to Orpington.



### Ground Floor

#### Entrance Hall

3.65m x 1.75m (12' 0" x 5' 9")

Panelled entrance door, double glazed window to side, radiator cabinet, under stairs cupboard.

#### Dining Room/Bedroom 5

3.62m x 2.38m (11' 11" x 7' 10")

Double glazed windows to front and side, radiator.

#### Lounge

4.38m x 4.31m (14' 4" x 14' 2")

Double glazed patio doors to rear, radiator, wall lights.

#### Study

2.58m x 2.23m (8' 6" x 7' 4") Double glazed window to front, fitted storage cupboards, wall mounted central heating boiler.

#### Cloakroom

Double glazed window to side, WC, hand wash basin.

#### Kitchen

4.32m x 2.80m (14' 2" x 9' 2") Double glazed windows to rear and side, wall and base cupboards, built-in electric oven, gas hob unit, one and a half bowl sink unit, extractor hood, ceramic tiled floor, white goods (negotiable), recessed ceiling lights.

### First Floor

#### Landing

Double glazed window to front, access to loft.

#### Bedroom One

4.40m x 3.24m (14' 5" x 10' 8")

Double glazed sliding doors to Juliet balcony, radiator, open wardrobes,.

#### En-Suite WC

WC, hand wash basin on vanity unit, tiled interior, separate en-suite shower cubicle with tiled interior.

#### Bedroom Two

3.61m x 2.38m (11' 10" x 7' 10") (into wardrobe) Double glazed window to front, radiator, double wardrobe with mirror sliding door.

#### Bedroom Three

3.23m x 2.81m (10' 7" x 9' 3") Double glazed window to rear, radiator, double wardrobe with mirror sliding doors.

#### Bedroom Four

2.86m x 2.59m (9' 5" x 8' 6") Double glazed window to front, radiator, double wardrobe with mirror sliding door.

#### Bathroom with Shower

1.85m x 1.80m (6' 1" x 5' 11") (plus shower) Double glazed window to side, Jacuzzi bath, WC, hand wash

basin, separate shower cubicle, chrome heated towel rail, tiled interior, extractor fan, recessed ceiling lights, under floor heating (not tested).

### Outside

#### Garden

Decked patio area, laid to lawn, side access. fish pond.

#### Garden Room

5.40m x 4.12m (17' 9" x 13' 6")

Double glazed bi-fold doors, light.

#### Garage/Workshop

7.42m x 4.10m (24' 4" x 13' 5") Up and over door, power and light.

#### Frontage

A deep frontage comprising garden area and private driveway. This could potentially offer scope for extension or development subject to planning permission as it previously accommodated a detached single storey commercial building, operated as a shop.