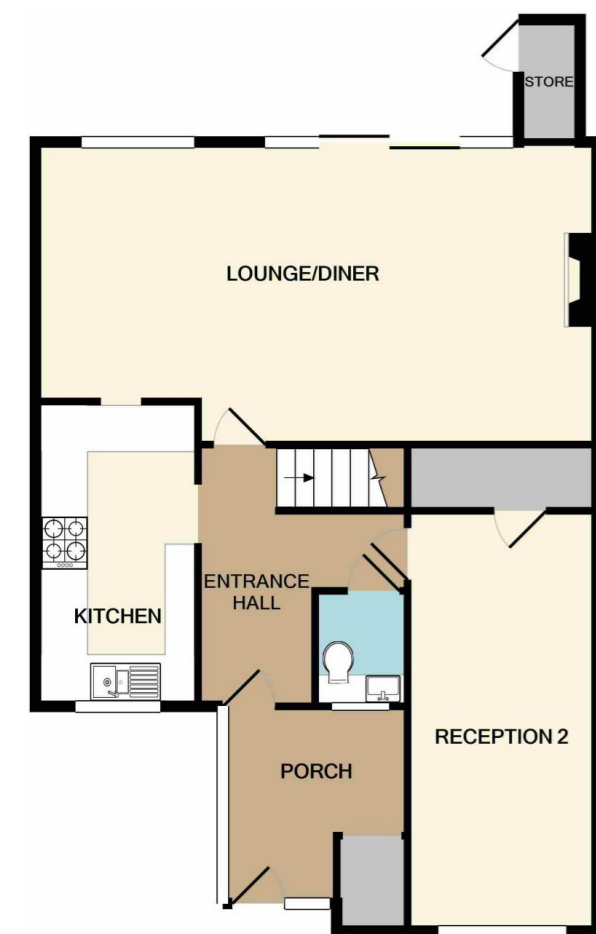
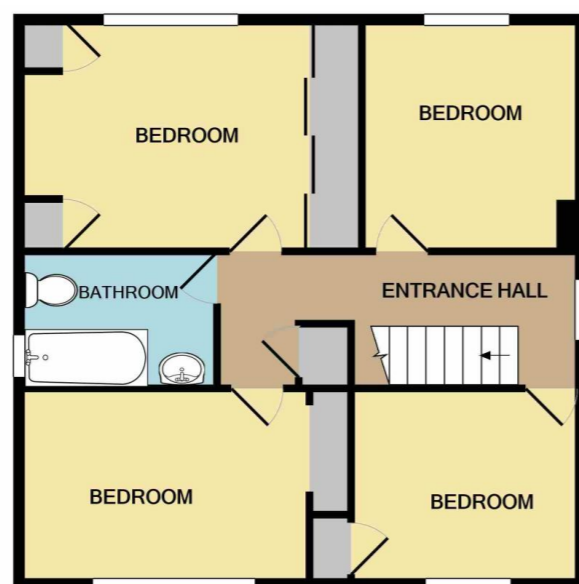


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	82
		EU Directive 2002/91/EC	



GROUND FLOOR
 APPROX. FLOOR
 AREA 736 SQ.FT.
 (68.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 573 SQ.FT.
 (53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1309 SQ.FT. (121.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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Viewing by appointment with our Petts Wood Office - 01689 606666

13 Turnberry Way, Orpington, Kent, BR6 8DR

Guide Price £595,000 Freehold

- Deceptively Spacious
- Five Bedrooms
- Ground Floor Study/5th Bedroom
- Generous Garden
- Staggered Terrace
- Lounge/Diner
- Applianced Kitchen
- Perfect for Crofton

13 Turnberry Way, Orpington, Kent, BR6 8DR

This deceptively spacious family end of terrace house occupies a desirable location within close walking distance of Crofton schools (Ofsted outstanding for infants and juniors), two mainline stations (Orpington and Petts Wood) nearby Darrick Wood schools and grammar schools St Olaves and Newstead Woods. The well-planned interior comprises four bedrooms on the first floor, a spacious lounge/diner to rear aspect, applianced kitchen, separate home office/ 5th bedroom (converted garage under building regulations), cloakroom off the inner hall, family bathroom and useful storm porch offering vast storage, all ideal for the growing family. There is a larger than average rear garden, laid to lawn and private driveway to front. Benefits include gas central heating by combination boiler, double glazing, integrated kitchen appliances, brick storage shed with power, boiler room and well-presented interior. To fully appreciate the space on offer, interior viewing comes highly recommended. Exclusive to PROCTORS.

Location

From Crofton schools drive towards Orpington/Locksbottom, turn left into Tandridge Drive and bear left into Turnberry Way. The property is on the left.



Ground Floor

Entrance Porch

2.50m x 2.32m (8' 2" x 7' 7") Double glazed entrance door and double glazed window to side, ample storage area with deep cupboard and coat hooks, radiator.

Entrance Hall

3.27m x 1.12m (10' 9" x 3' 8") Inner double glazed entrance door, radiator, natural wood flooring.

Lounge/Diner

6.81m x 3.78m (22' 4" x 12' 5") Double glazed sliding door to garden, radiator, natural wood flooring, decorative alcove arches.

Dining Area

Double glazed window to rear, natural wood flooring, radiator.

Kitchen

3.81m x 1.98m (12' 6" x 6' 6") Double glazed window to front, range of modern wall and base cabinets, built-in electric oven, gas hob set on worktop, stainless steel extractor hood, single sink unit, integrated dishwasher, integrated fridge and freezer, pelmet lighting, breakfast bar, radiator, serving hatch.

Home Office/ 5th Bedroom (double)

5.27m x 2.22m (17' 3" x 7' 3") Double glazed window to front, radiator, wall storage units, recessed ceiling lights, door to walk-in storage room housing combination boiler and plumbed for washing machine.

First Floor

Landing

Double glazed window to side, built-in storage cupboard, access to loft via ladder.

Bedroom One

4.20m x 2.89m (13' 9" x 9' 6") (Into wardrobes) Double glazed window to rear, wall to wall mirrored wardrobes, radiator, fitted storage cupboards, reading lights, radiator.

Bedroom Two

3.66m x 2.43m (12' 0" x 8' 0") Double glazed window to front, radiator, recessed open wardrobe.

Bedroom Three

2.92m x 2.76m (9' 7" x 9' 1") Double glazed window to rear, radiator.

Bedroom Four

2.87m x 2.34m (9' 5" x 7' 8") Double glazed window to front, radiator, built-in single wardrobe.

Bathroom

2.41m x 1.54m (8' 0" x 5' 1") Double glazed window to side, white suite comprising bath with electric shower and screen, back to cabinet W.C., hand wash basin on vanity unit, recessed ceiling lights, chrome heated towel rail, extractor fan, shaver point.

Outside

Rear Garden

Paved patio area, laid to lawn, brick built shed with power.

Frontage

Paved driveway and lawn.

Additional Information

Council Tax

Local Authority : Bromley
 Council Tax Band : E

