



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	95	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	



Total area: approx. 111.5 sq. metres (1200.2 sq. feet)

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

41 Pinewood Drive, Orpington, Kent, BR6 9NJ

**Price Guide £750,000 Freehold**

- 🔴 Deceptively Spacious
- 🔴 Four Bedrooms
- 🔴 En-Suite Shower Room
- 🔴 Separate Utility Room
- 🔴 Detached Bungalow
- 🔴 Social Living Space
- 🔴 Fully Integrated Kitchen
- 🔴 Solar Roof Panels

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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## 41 Pinewood Drive, Orpington, Kent, BR6 9NJ

This 1930s built detached bungalow has undergone complete refurbishment and has been extended to the rear and side elevations to a high specification indeed. There are many features for the discerning purchaser to consider, which are listed within the main brochure. The accommodation affords four bedrooms, a desirable social living space of 8.34m x 5.61m, comprising a fully integrated kitchen, family and dining space, a separate utility room, stylish en-suite shower room off the main bedroom, contemporary family bathroom and cloakroom off the deep hallway (9m deep). Outside you will find a paved patio, garden area laid to lawn, side access and block-paved frontage for parking several cars. To fully appreciate the overall space on offer and attention to detail applied by the present owner, interior viewing comes highly recommended. Exclusive to PROCTORS. For the growing family or buyers looking for everything on one level, but not willing to compromise on space this property is for you. Pinewood Drive is ideally placed for reputable schools, grammar schools St Olaves and Newstead Woods, good transport links, Orpington mainline station, The Crescent for handy shops, Orpington and Green St Green amenities.

### Location

Pinewood Drive is situated close to reputable schools, grammar schools, good transport links and Orpington town centre.



### Main Property Features

Four bedrooms, master with en-suite and separate family bathroom and toilet.  
Front porch for added security and second entrance direct to utility area.  
New high capacity washer/dryer in utility area.  
Driveway with parking for three vehicles.  
Rear garden with paved patio area for dining, access via both sides of the property.  
Front and rear garden taps and sockets.  
High quality fitted kitchen with Neff appliances, hob, oven, microwave and fridge/freezer.  
Kitchen units with built-in LED.  
LED feature ceiling in kitchen, full RGBW.  
LED feature ceiling in lounge/dining area.  
Hallway sensors for column LED, on dawn to dusk.  
All bathrooms/toilet have auto on/off sensor-controlled LED strips.  
Full 5 camera CCTV system, with HDD and central operating unit-recorded.  
Central station alarm installed.  
CAT6 cabling throughout, including each bedroom for wired internet connection and expandable switch in utility room.  
Brand new Worcester Bosch boiler with 7 year warranty.  
Central heating throughout the property. Additionally under floor heating in living and kitchen areas (separately controlled).  
Brand new double glazing throughout.  
10 Panel solar system, integrated with roof line, large capacity battery installed in utility area and powerful inverter, can be controlled via App.  
Tethered Zappi car charging port installed in central location (can share between two cars) with App to allow charge using excess solar power only if required.  
Loft storage space with access via ladder and lighting installed.  
External K render and insulation.  
Loft insulated.



### Ground Floor

#### Entrance Porch

Double glazed entrance door, ceramic tiled floor.

#### Entrance Hall

9m deep. Double glazed inner door, vertical radiator, access to loft with ladder, room thermostat.

#### Social Living Space

8.34m x 5.61m (27' 4" x 18' 5")

#### Lounge Area

Double glazed windows to rear and side, radiator, under floor heating, network hub.

#### Kitchen Area

Double glazed door to garden, double glazed window to rear, range of matt grey wall and base cabinets, built-in Neff electric oven and eye level microwave oven, Neff gas hob set in quartz worktop, quartz upstand, Neff extractor hood, inset sink bowl with fluted drainer, integrated fridge/freezer, integrated dishwasher, built-under recycling units, pan drawers, door to utility room.

#### Utility Room

2.25m x 2.24m (7' 5" x 7' 4") Double glazed entrance door to front, range of coordinating wall and base cabinets, quartz worktops and splash back, wall to wall tall storage units housing electrics, solar panel controls, CCTV, central heating boiler and valves, CCTV, networking hub.

#### Bedroom One

4.50m x 3.31m (14' 9" x 10' 10") (Into bay window) Double glazed bay window to front, radiator.

#### En-Suite Shower Room

2.24m x 1.39m (7' 4" x 4' 7") Double glazed window to side, shower cubicle with drench shower head, built-in cabinet W.C., wall mounted hand wash basin, LED wall cabinet, chrome heated towel rail, extractor fan.

#### Bedroom Two (left)

4.28m x 2.60m (14' 1" x 8' 6") Double glazed



window to side, radiator.

#### Bedroom Three (right)

3.69m x 2.24m (12' 1" x 7' 4") Double glazed window to side, radiator.

#### Bedroom Four (right)

3.70m x 2.07m (12' 2" x 6' 9") Double glazed window to side, radiator.

#### Family Bathroom

2.41m x 1.93m (8' 0" x 6' 4") Double glazed window to side, white suite comprising bath with built-in shower over, drench head shower, shower screen, back to cabinet W.C., hand wash basin set on vanity unit, LED wall cabinet, extractor fan.

#### Cloakroom

1.51m x 1.27m (5' 0" x 4' 2") Double glazed window to side, back to cabinet W.C., wall mounted hand wash basin, LED wall cabinet, chrome heated towel rail, extractor fan.

### Outside

#### Rear Garden

Paved patio area, laid to lawn, established borders, side access gate. side access to both elevations.

#### Frontage

Block-paved frontage for several cars. car charging unit.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : F

