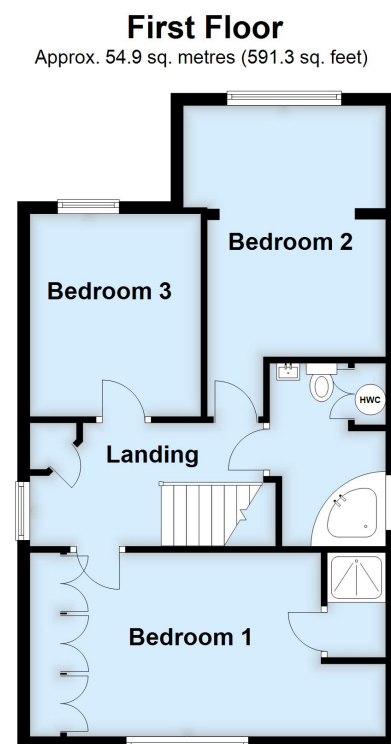
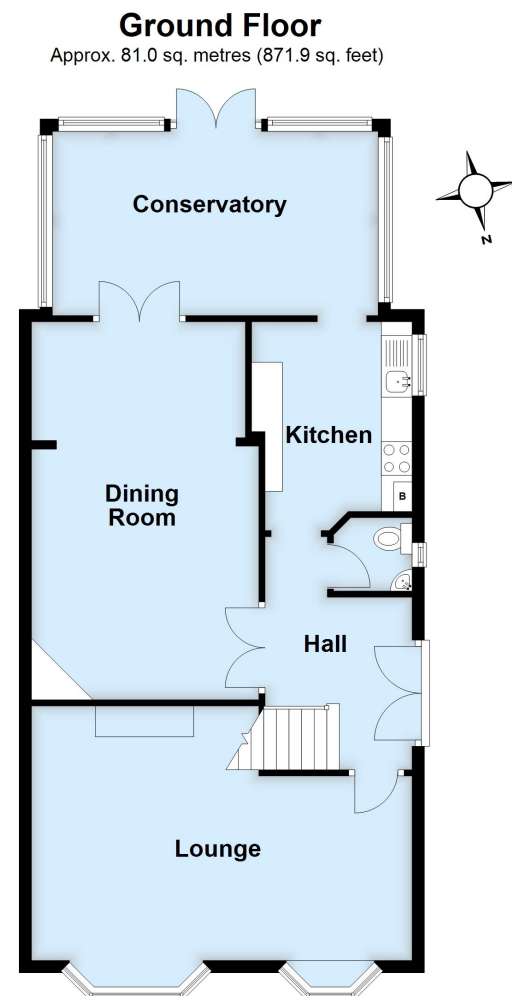




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive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



Total area: approx. 135.9 sq. metres (1463.2 sq. feet)

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

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

76 Felstead Road, Orpington, Kent, BR6 9AE

**Guide Price £750,000 Freehold**

- Detached Dutch Barn
- Generous Living Space
- Large Conservatory
- Private Driveway
- Three Double Bedrooms
- Dining Kitchen
- South Facing Garden
- Local Reputable Schools



## 76 Felstead Road, Orpington, Kent, BR6 9AE

GUIDE PRICE - £750,000 TO £775,000

A desirable Dutch Barn style detached family house, occupying a sought after location in Orpington south, within walking distance of the High Street, mainline station (0.7 of a mile) serving London Bridge in 15 minutes, and has direct links to multiple main line London stations (London Bridge, Waterloo, Victoria and DLR via Lewisham), plus nearby reputable schools. The accommodation briefly comprises three double bedrooms on the first floor, a generous living room to front aspect, kitchen, a large double glazed heated conservatory, cloakroom off the entrance hall, upstairs family bathroom and shower cubicle in the main bedroom. There is a family-sized south facing rear garden, private frontage and off road parking for three or four cars. Local amenities include nearby grammar schools St Olave's and Newstead Wood school, good transport links in the town centre, popular primary schools and pre-schools, Orpington mainline station, an abundance of shops and restaurants, The Walnuts leisure centre, Goddington Park outdoor space and easy driving access to motorway networks (M25-J4/M20). The property offers scope to extend the rear elevation (subject to usual planning permission). **EXCLUSIVE TO PROCTORS.**

### Location

From Orpington mainline station bear left into Station Road and head towards the High Street, drive over the roundabout into Spur Road and turn right into Felstead Road. The property is on the right.



## GROUND FLOOR

### Entrance Hall

2.72m x 2.32m (8' 11" x 7' 7") Double glazed entrance door to side, ceramic tiled flooring, radiator, room thermostat, under stairs meter cupboard.

### Lounge

6.15m x 4.55m (20' 2" x 15' 0") (into bay window plus to alcove) Double glazed bay window and double glazed Oriel bay window to front, two radiators, wall lights, Inglenook fireplace surround with working coal burner.

### Dining Room

6.15m x 3.68m (20' 2" x 12' 1") French doors to conservatory, natural wood flooring, radiator, fireplace surround with decorative coal burner, wall lights.

### Kitchen

3.42m x 2.30m (11' 3" x 7' 7") Double glazed window to side, wall and base cabinets, built in electric oven, gas hob set on worktop, single sink unit, mixer tap, wall mounted central heating boiler, eye level microwave oven, recess for fridge, plumbed for washing machine, door opening to conservatory.

### Heated Conservatory

6.00m x 2.98m (19' 8" x 9' 9") Double glazed French doors to garden, double glazed windows and roof, roof opening, radiator, ceramic tiled floor.

### Cloakroom (off entrance hall)

Double glazed window to side, white suite comprising W.C, hand basin on vanity unit, radiator.

## FIRST FLOOR

### Landing

Double glazed window to side, built-in airing cupboard, access to loft.

### Bedroom One

5.68m x 2.95m (18' 8" x 9' 8") (into wardrobe plus recess) Double glazed window to front, fitted wardrobes, recessed drawers, radiator.

### En-Suite Shower Cubicle

Shower cubicle, tiled interior, glazed pivot door.

### Bedroom Two

3.98m x 3.12m (13' 1" x 10' 3") Double glazed window to rear, open wardrobe, radiator.

### Bedroom Three

3.19m x 2.68m (10' 6" x 8' 10") Double glazed window to rear, radiator.

### Bathroom

Double glazed window to side, white suite comprising corner bath, W.C, hand basin on vanity unit, built in cupboard housing hot water cylinder, extractor fan, recessed ceiling lights, LED mirror.

## OUTSIDE

### Rear Garden

South facing aspect with decked patio areas, laid to lawn, side gate, storage containers.

### Frontage

Private frontage, space for three or four cars.

## ADDITIONAL INFORMATION

### Council Tax

Local Authority: Bromley  
Council Tax Band: F

