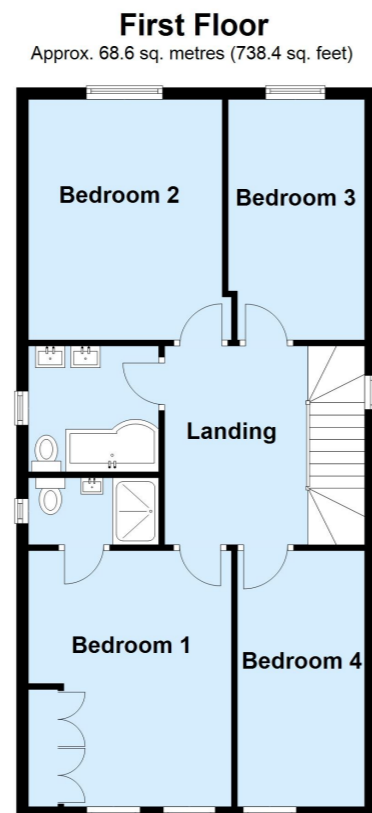
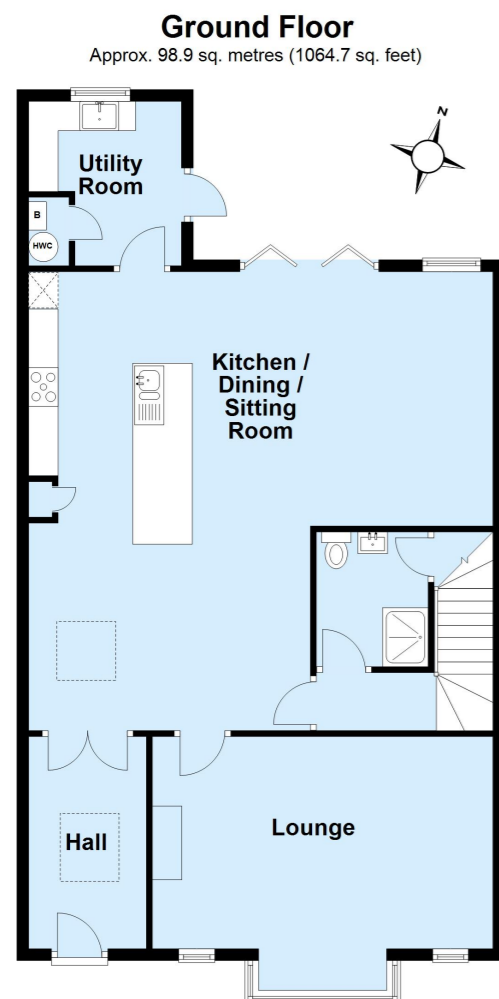


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 167.5 sq. metres (1803.1 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

10 Kedleston Drive, Orpington, Kent, BR5 2DR  
**Offers in Excess of £900,000 Freehold**

- Superior Detached House
- Large Social Living Space
- Side & Rear Extension
- Breakfast & Dining Kitchen
- Four Double Bedrooms
- Separate Reception Room
- Three Stylish Bathrooms
- Fully Modernised Interior

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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london



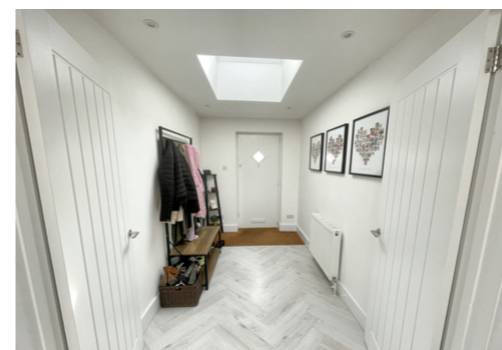
# 10 Kedleston Drive, Orpington, Kent, BR5 2DR

GUIDE PRICE £900,000 - £925,000

This deceptively spacious detached property has been recently extended to the side and rear elevations and fully modernised throughout. There are four double bedrooms, an en-suite shower room off the main bedroom, family bathroom and ground floor shower room, ideal for the growing family. A spacious grand hallway leads to an enormous social living space comprising breakfast island, dining area, family/TV area and there is a separate living room to the front aspect for chilled - out evening time. There is also a separate utility room off the kitchen. The property has undergone extensive refurbishment to a high specification with no expense spared and includes gas central heating, double glazing, contemporary herringbone flooring on the ground floor, LED ceiling lighting, Velux windows and roof lights adding extra brightness, plus a period style fireplace surround. Outside you will find a family friendly garden laid to lawn and a landscaped frontage with off street parking for two or three cars. The property is situated on the borders of Petts Wood, within walking distance of two mainline stations and good transport links, Nugent Shopping Park (boasting many High St stores), plus nearby reputable schools. This is an exceptional family home offering the desired open plan living and neutral interior. Viewing comes highly recommended. Exclusive to PROCTORS.

### Location

From Petts Wood Station Square at the roundabout take the 3rd exit onto Petts Wood Road, at the roundabout continue onto Poverest Road, turn right into Forest Way. At the roundabout take the 3rd exit onto Kedleston Drive.



### Ground Floor

#### Entrance Hall

Part glazed front door, radiator, skylight window, double doors to kitchen/living area, contemporary flooring, recessed ceiling spotlights.

#### Front Reception Room

5.39m x 4.34m (17' 8" x 14' 3") (Into bay window) Double glazed window to front, two radiators, brick feature fireplace (open), wood flooring.

#### Social Living Space (L shaped)

8.11m x 7.92m (26' 7" x 26' 0")

#### Breakfast And Dining Kitchen

8.11m x 7.91m (26' 7" x 26' 0") (L Shaped) Range of wall and base cabinets, contemporary herringbone flooring, double electric oven, induction hob, extractor hood, wine cooler fridge, built-in dishwasher, double sink unit with mixer tap set in island with a range of storage units, skylight window, recessed ceiling spotlights.

#### Family/TV Area

Double glazed window to rear, radiator, two vertical radiators, double glazed patio doors leading to rear garden, recessed ceiling spotlights.



### Utility Room

Double glazed window to rear, double glazed door to garden, contemporary flooring, plumbed for washing machine, space for tumble dryer, built-in cupboard housing Worcester central heating boiler and cylinder, radiator, recessed ceiling spotlights.

### Ground Floor Shower Room

Shower cubicle with drench shower, hand wash basin set in vanity unit, low level W.C., heated towel rail, ceiling extractor fan, built-in storage cupboards, contemporary tiled floor and walls, recessed ceiling spotlights.

### First Floor

#### Landing

Double glazed window to side, access to loft, radiator.

#### Bedroom One

4.25m x 3.34m (14' 0" x 11' 0") Double glazed window to front, radiator, built-in wardrobes, feature fireplace.

#### En-Suite Shower Room

Double glazed window to side, shower cubicle with drench shower, low level W.C., hand wash basin on vanity unit, heated towel rail, tiled floor and walls, extractor fan.

#### Bedroom Two

4.07m x 3.17m (13' 4" x 10' 5") Double glazed window to rear, radiator.



### Bedroom Three

4.07m x 2.14m (13' 4" x 7' 0") Double glazed window to rear, radiator.

### Bedroom Four

4.21m x 2.08m (13' 10" x 6' 10") Double glazed window to front, radiator.

### Family Bathroom

2.27m x 1.95m (7' 5" x 6' 5") Double glazed window to side, dual hand wash basins set on vanity unit, low level W.C., bath with drench shower fitting, heated towel rail, extractor fan, tiled floor and walls.

### Outside

#### Rear Garden

Decking area, mainly laid to lawn, outside tap, garden shed, patio areas, side access, outside lighting, outside power point.

#### Frontage

Private driveway, with parking for two or three cars, mature hedge screening.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : F

