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Plan produced using PlanUp.

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Viewing by appointment with our Petts Wood Office - 01689 606666

52 Dale Wood Road, Orpington, Kent, BR6 0BZ
Guide Price £1,150,000 Freehold

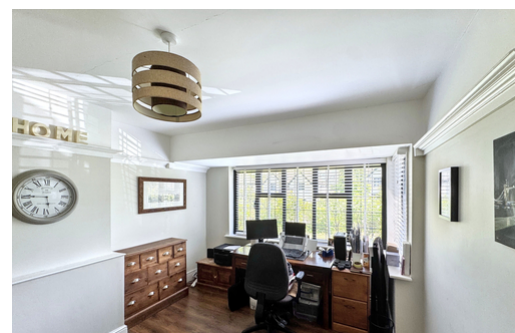
- Desirable Dale Wood Location
- Four Generous Bedrooms
- Three Reception Rooms
- En-Suite Bathroom
- Substantial Semi-Detached
- Social Dining Kitchen
- Large Utility Room
- Walk-in Wardrobe

52 Dale Wood Road, Orpington, Kent, BR6 0BZ

This character 1930s built semi-detached house enjoys a desirable aspect in Dale Wood Road, situated within easy walking distance of Orpington mainline station, Petts Wood amenities, grammar schools St Olaves and Newstead Woods, Crofton Schools and good transport links. The accommodation briefly comprises four generous bedrooms on the first floor, an impressive social dining kitchen with island, three reception rooms (one used as a home office), large utility room, cloakroom off the open plan entrance hall, en-suite bathroom and walk-in wardrobe room off the main bedroom and newly fitted shower room. The island kitchen offers integrated AEG cooking appliances, Rangemaster American fridge/freezer and large ceiling lantern for lots of skyline. Outside you will note a west facing garden measuring approximately 90ft with a new lawn, large driveway for relaxing, deep driveway for several cars and established frontage. Benefits include double glazed windows, re-modelled interior doors, alarm system, CCTV, plantation shutters, bi-fold doors, gas central heating and water softener. Dale Wood Road is lovely tree-lined and unadopted Road. Exclusive to PROCTORS.

Location

From Petts Wood Station Square, proceed to Fairway, over Tudor Way into St Johns Road, turn right into Crofton Lane and Dale Wood Road is on the left.



Ground Floor

Entrance Porch

Oak entrance door, porch light.

Entrance Hall

Inner glazed door, open plan aspect with a bright and contemporary feel, under stairs meter cupboard.

Cloakroom

Hand wash basin, WC, panelled walls to dado rail, ceramic tiled floor, auto-light and extractor feature.

Family Room

4.42m x 3.48m (14' 6" x 11' 5") (Into chimney breast) Double glazed window to rear, plantation shutters, exposed brick chimney breast with solid fuel burner, column radiator, wall lights.

Sitting Room

3.90m x 3.62m (12' 10" x 12' 0") Double glazed window to front, plantation shutters, column radiator.

Home Office/Reception Room

4.11m x 3.33m (13' 6" x 11' 0") Double glazed window to front, decorative plate rack, radiator.

Social Dining Kitchen With Island

6.40m x 4.60m (21' 0" x 15' 1") Wall to wall bi-fold doors with integral blinds, contemporary wall and base cabinets, integrated AEG appliances to include two fan assisted ovens, microwave combi-oven and coffee machine, induction hob and extractor hood, Rangemaster American fridge/freezer, Hotpoint dishwasher, central island with acrylic sink unit, Impressive ceiling lantern,

ceramic tiled floor with electric under floor heating, recessed ceiling lights, Sonos ceiling speaker.

Dining And Family Area

TV area, open plan from entrance hall, room thermostat, Sonos ceiling speaker.

Utility Room

3.63m x 1.88m (12' 0" x 6' 2") Double glazed door to side, fitted base cabinets, sink unit, space for washing machine and tumble dryer, double cupboard housing central heating boiler and water softener.

First Floor

Landing

Double glazed window to front and priest hole (half landing), skylight window, storage cupboard, access to loft via ladder.

Bedroom One

4.20m x 3.63m (13' 9" x 12' 0") Double glazed window to front, radiator.

En-Suite Bathroom with Shower

Double glazed window to rear, bath with shower and screen, WC, hand wash basin, chrome heated towel rail.

En-Suite Wardrobe/Dressing Room

2.54m x 1.80m (8' 4" x 6' 0") Double glazed window to rear, access to loft, hanging rails.

Bedroom Two

4.20m x 3.48m (13' 9" x 11' 5") Double glazed window to front, plantation shutters, wall-to-wall wardrobes, radiator.

Bedroom Three

3.63m x 3.33m (12' 0" x 11' 0") Double glazed bay window to front, plantation shutters, column radiator.

Bedroom Four

2.75m x 2.46m (9' 0" x 8' 1") Double glazed window to rear, radiator, wall light.

Family Shower Room

New contemporary suite comprising glazed showed cubicle, drench shower, WC, wall-mounted hand wash basin, auto-light and extractor feature.

Outside

Garden

90Ft approx (excludes adopted area). Contemporary paved terrace with wall lights for outside dining, laid to new lawn, mature rhododendrons, timber outbuilding with power, side access with wall lights, Bose wall speakers, power sockets.

Frontage

Spacious driveway, parking for several cars, established garden with mature shrubs and trees.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F