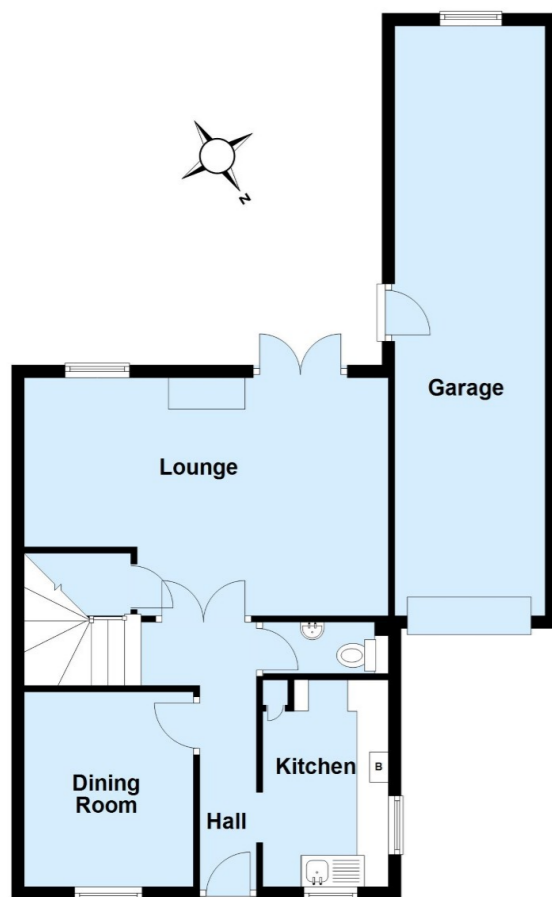


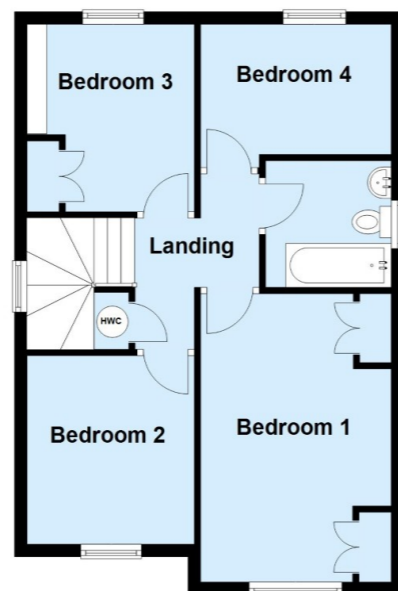
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
 Approx. 69.9 sq. metres (752.3 sq. feet)



**First Floor**  
 Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 119.7 sq. metres (1288.7 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

40 Warnford Road, Orpington, Kent, BR6 6LW  
**Guide Price £700,000 Freehold**

- Detached Family House
- Cul-De-Sac Aspect
- Close to Mainline
- Well-Presented Interior
- Four Bedrooms
- Tandem Double Garage
- Ideal Warren Road School
- Two Reception Rooms

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



## 40 Warnford Road, Orpington, Kent, BR6 6LW

GUIDE PRICE £700,000 - £725,000

We are pleased to offer for sale this mid 1980s built detached family house occupying a quiet cul-de-sac setting on the Green Street Green/Chelsfield borders, a perfect location for Warren Road School (for Ofsted outstanding in all areas), Orpington grammar schools (St Olaves and Newstead Woods), Chelsfield mainline station and Windsor Drive local amenities. The property comprises four bedrooms on the first floor, a spacious lounge to rear aspect, separate dining room, kitchen to front aspect, bathroom, cloakroom off the hall and bathroom. Outside you will find a secluded rear garden giving access to the tandem garage plus a private block-paved driveway. Benefits, to name a few, include double glazed windows, gas central heating, a security system, an opportunity to re-develop the garage area (subject to Planning), plus a well-presented interior. Exclusive to PROCTORS.

### Location

From Chelsfield mainline station, leave station approach and turn left into Windsor Drive, right into The Meadway, left into Warren Road, bear left and turn left into Warnford Road.



### Ground Floor

#### Entrance Hall

Part glazed door to front, radiator, double Georgian door to living room.

#### Cloakroom

Double glazed window to side, W.C., hand wash basin on vanity unit, ceramic tiled floor.

#### Lounge

5.71m x 3.79m (18' 9" x 12' 5") Double glazed French doors to garden, double glazed window to rear, two radiators, bespoke wall to wall storage cabinets with display shelves, built-in deep storage cupboard.

#### Dining Room

3.07m x 2.64m (10' 1" x 8' 8") Double glazed window to front, radiator.

#### Kitchen

3.26m x 2.00m (10' 8" x 6' 7") A bright room with double glazed window to front and side, wall and base cabinets, fitted double oven with electric hob, stainless steel extractor hood, plumbed for dishwasher, free-standing fridge and freezer (negotiable), single acrylic sink unit, ceramic tiled floor, concealed central heating boiler

### First Floor

#### Landing

Built-in airing cupboard with hot water cylinder, access to loft.

#### Bedroom One

4.55m x 3.06m (15' 0" x 10' 0") Double glazed window to front, fitted wardrobes, bedside cabinets and dressing table, radiator.

#### Bedroom Two

3.11m x 2.59m (10' 2" x 8' 6") Double glazed window to front, radiator.

#### Bedroom Three

2.94m x 2.62m (9' 8" x 8' 7") Double glazed window to rear, fitted wardrobe and dressing table, radiator.

#### Bedroom Four

3.03m x 2.07m (9' 11" x 6' 9") Double glazed window to rear, radiator.

#### Bathroom

2.04m x 1.97m (6' 8" x 6' 6") Double glazed window to side, white suite comprising bath with electric shower, hand wash basin on vanity unit, back to wall W.C., recessed ceiling lights, ceramic tiled floor, radiator, wall light, shaver point.

### Outside

#### Garden

Paved patio area, laid to lawn, mature evergreen shrubs, side gate, access to garage.

#### Tandem Garage

9.37m x 2.41m (30' 9" x 8' 0") Up and over door, double glazed pedestrian door and double glazed window to rear, plumbed for washing machine, power and light.

#### Frontage

Private block-paved driveway leading to garage.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : F

