



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>	75	82
(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	



Viewing by appointment with our Petts Wood Office - 01689 606666

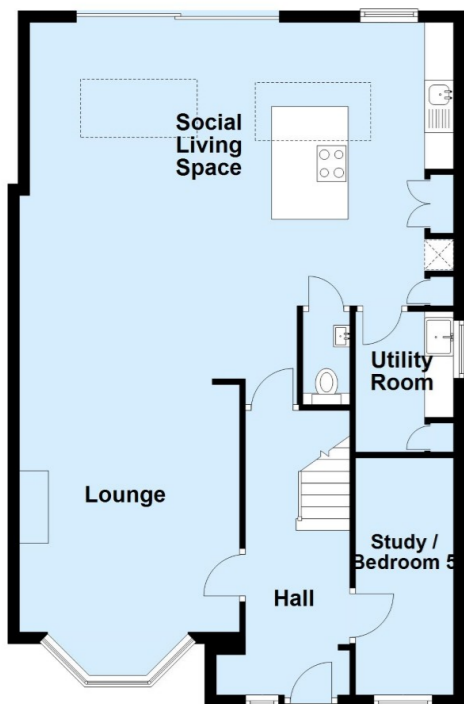
154 Felstead Road, Orpington, Kent, BR6 9AF

**Guide Price £975,000 Freehold**

- Substantial Semi Detached
- Three Bathrooms
- Fully Integrated Kitchen
- Fully Refurbished
- Four Generous Bedrooms
- Impressive Social Living Space
- Home Office/5th Bedroom
- Landscaped Exteriors

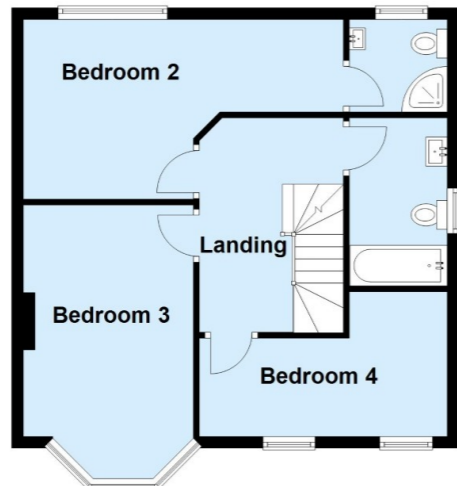
**Ground Floor**

Approx. 83.1 sq. metres (894.5 sq. feet)



**First Floor**

Approx. 53.0 sq. metres (570.8 sq. feet)



**Second Floor**

Approx. 29.9 sq. metres (321.4 sq. feet)



Total area: approx. 166.0 sq. metres (1786.7 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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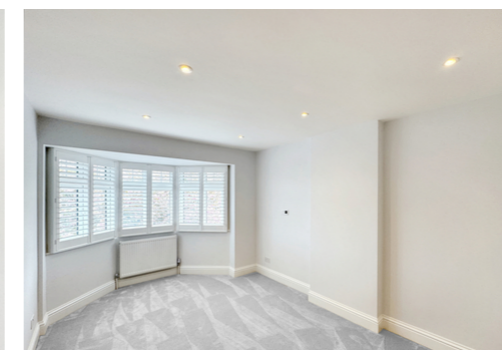
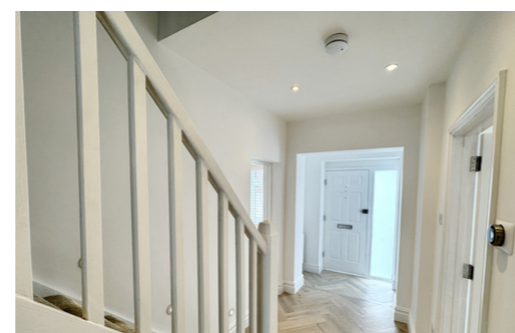


## 154 Felstead Road, Orpington, Kent, BR6 9AF

This 1930's semi detached has just undergone extensive refurbishment throughout by way of a double storey side extension, ground floor rear extension and a loft conversion. To fully appreciate the attention to detail, design features and space on offer, interior viewing comes highly recommended by the Sellers' Sole Agent. Features of this stylish family home comprises a brand new interior throughout, LED ceiling lights, herringbone flooring ground floor on the entire ground floor, designer style bathrooms and shower rooms, mat black wall mounted taps, fully integrated kitchen, quartz work surfaces, neutral fitted carpets, desirable plantation shutters and venetian blinds, under floor heating to bathrooms, low level stair lighting, desirable skylight windows and roof lights, gas central heating, double glazed windows and a Juliette balcony to the main bedroom. Outside you will note a block-paved driveway and landscaped south west facing garden. The bright and airy accommodation briefly comprises four generous bedrooms, an impressive social living space (for an island kitchen, breakfast bar, family/TV and dining area), separate living room, equipped utility room, home office/5th bedroom, cloakroom, family bathroom and two en-suite shower rooms. The property is conveniently placed for all amenities, including nearby St O'laves grammar School, two mainline stations, Orpington town centre and good transport links. Exclusive to PROCTORS.

### Location

From Orpington High Street, bear left into Spur Road and Felstead Road is on the right.



### GROUND FLOOR

#### Entrance Hall

5.12m x 1.80m (16' 10" x 6' 0") Panelled entrance door, double glazed window to side, radiator, under stairs meter cupboard, low level stair lighting, smart thermostat.

#### Living Room

5.00m x 3.73m (16' 5" x 12' 3") (into bay window) Double glazed bay window to front, feature fireplace surround, open plan to family area and social living space.

#### Social Living Space

7.34m x 16.06m (24' 1" x 52' 8")

#### Family & TV Area

Vertical radiator, open plan to dining area.

#### Dining Area

Double glazed sliders to garden terrace, vertical radiator, large skylight window with inset LED lighting, quartz breakfast bar with storage, recessed ceiling lights,

#### Breakfast Island Kitchen

Double glazed feature window to rear, range of contemporary wall and base cabinets, built in AEG electric oven, separate AEG combi microwave oven, integrated fridge/ freezer, pull out storage rack, inset sink unit with quartz fluted drainer, integrated dish washer, pelmet lighting, recycling drawer.

#### The Island

Quartz work surface with induction hob, integrated extractor unit, wine chiller and ample storage, generous roof skylight with inset LED lighting.

#### Utility Room

2.38m x 1.61m (7' 10" x 5' 3") Double glazed window to side, venetian blinds, single sink unit set in quartz

surface, free standing washing machine and tumble dryer included, cupboard housing combi central heating boiler, radiator.

#### Cloakroom

Back to wall W.C, hand basin, extractor fan.

#### Home Office/5th Bedroom

4.11m x 1.65m (13' 6" x 5' 5") Double glazed window to front, radiator.

### FIRST FLOOR

#### Landing

Stairs to second floor, radiator.

#### Bedroom Two

5.64m x 2.93m (18' 6" x 9' 7") Double glazed window to rear, radiator.

#### En-Suite Shower Room

1.62m x 1.43m (5' 4" x 4' 8") Double glazed window to rear, white suite comprising, W.C, hand basin on vanity unit, wall mounted taps, corner shower cubicle, rainforest shower, heated towel rail, extractor fan, ceramic tiled floor under floor heating, LED mirror.

#### Bedroom Three

5.00m x 3.02m (16' 5" x 10' 01") (into bay window) Double glazed window to front, radiator.

#### Bedroom Four

4.48m x 2.50m (14' 8" x 8' 2") (into recess) Double glazed window to front, radiator.

#### Family Bathroom

2.88m x 1.63m (9' 5" x 5' 4") Double glazed window to side, white suite comprising bath with rain forest shower and screen, wall mounted W.C, hand basin on vanity unit, wall mounted taps, extractor fan, ceramic tiled floor with under floor heating, LED wall mirror.

### Second Floor

Double glazed Velux window to front.

#### Bedroom One

5.57m x 4.17m (18' 3" x 13' 8") Double glazed French doors and windows to Juliette balcony, two double glazed Velux windows to front aspect, recess for wardrobe space, vertical radiator.

#### En Suite Shower Room

Double glazed window to rear, contemporary white suite comprising wall mounted W.C, hand basin on vanity unit, open shower cubicle with rain forest shower, wall mounted taps and fixtures, LED wall mirror, extractor fan, granite effect tiled floor with under floor heating, heated towel rail, electric toothbrush holder.

### Outside

#### Rear Garden

A landscaped rear garden with paved terrace, laid to lawn, raised flower bed, side access, outside lights, tap.

#### Frontage

A private frontage for off road parking. Laid to new block paving.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: E