

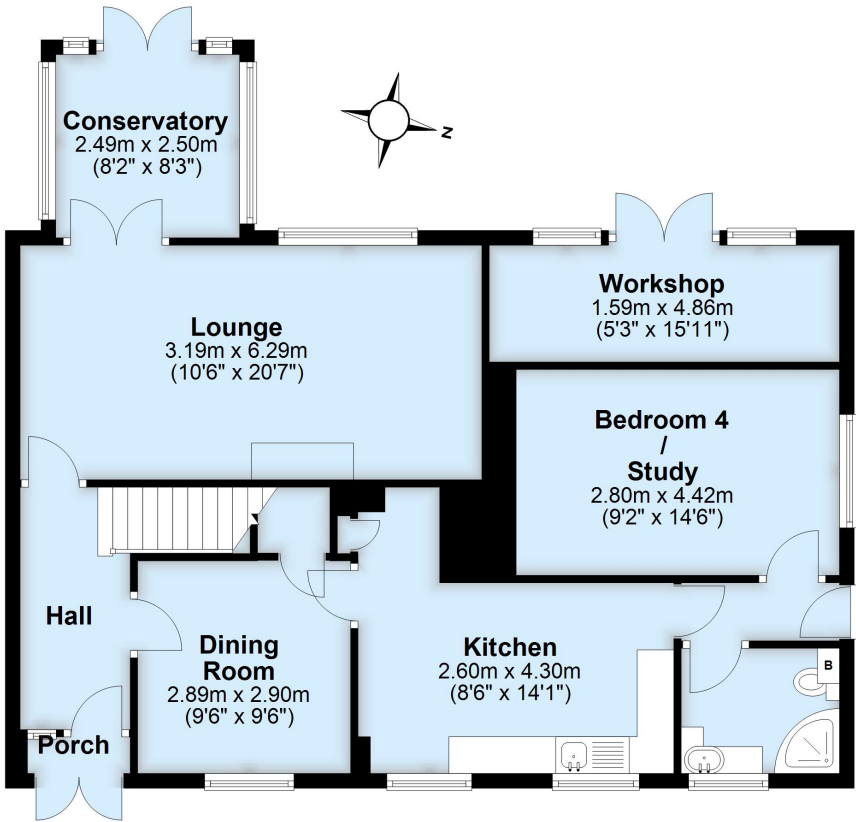


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



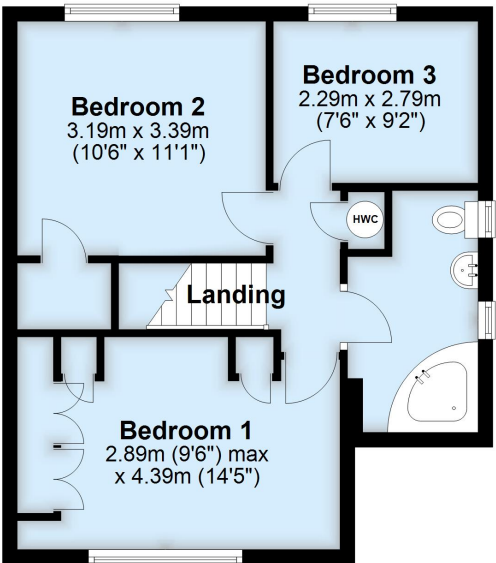
Ground Floor

Approx. 86.6 sq. metres (932.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 128.7 sq. metres (1385.7 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

8 Poynings Close, Orpington, Kent, BR6 9BP

Guide Price £550,000 Freehold

- Extended Semi Detached
- Spacious Lounge
- Ground Floor Shower
- Garden Three Sides
- Four Bedrooms
- Separate Dining Room
- Family Bathroom
- Garage & Drive



8 Poynings Close, Orpington, Kent, BR6 9BP

This semi-detached house enjoys a desirable cul-de-sac aspect and features an extensive plot size with gardens to three elevations. The property has been extended to the side aspect to include a ground floor fourth bedroom, adjacent shower room and lobby. There are three well-proportioned bedrooms on the first floor; a spacious lounge leading to a double glazed conservatory, separate dining room, kitchen and upstairs family bathroom. Outside you will find a driveway for two or three cars and a garage. The property is conveniently located for Orpington town centre, transport links (R9) serving the high street and mainline station, nearby schools, Goddington Park open spaces, plus good access to M25 (J4)/M20 motorways.

In summary, this four-bedroom, two-bathroom extended semi-detached house presents an exciting opportunity to acquire a spacious family home in a sought-after location. While the property does require some updating, the generous reception rooms, practical layout, large garden, and excellent transport connections make it a fantastic investment or forever home option. Don't miss out on making this property your own and creating the perfect living environment for your family. EXCLUSIVE TO PROCTORS.

Location

From Orpington station bear left into Station Road, proceed over the roundabout into Spur Road, at the traffic lights bear left and immediate right into Avalon Road, right into Pendennis Road and Poynings Close is on the right.



GROUND FLOOR

Entrance Porch

Double glazed French doors.

Entrance Hall

Double glazed entrance door, radiator.

Lounge

Double glazed French doors to conservatory, double glazed window to rear overlooking garden, fireplace surround with ornate cast iron insert, two radiators.

Conservatory

Double glazed French doors to rear, double glazed windows, overlooking garden.

Dining Room

Double glazed window to front, radiator, under stairs cupboard.

Kitchen

Two double glazed windows to front, wall and base cabinets, dual fuel double range oven with 8 gas burners, single sink unit, radiator cabinet, storage cupboard, plumbed for washing machine and dishwasher.

Lobby

Double glazed door to garden.

Shower Room

Double glazed window to front, corner shower unit, W.C, hand basin on vanity unit, wall mounted central heating boiler, heated towel rail.

Bedroom Four/ Home Office

Double glazed windows to side, radiator.

FIRST FLOOR

Landing

Built in airing cupboard, access to loft.

Bedroom One

Double glazed window to front, radiator cabinet, wardrobes as fitted.

Bedroom Two

Double glazed window to rear, radiator, wardrobe as fitted.

Bedroom Three

Double glazed window to rear, radiator cabinet, wardrobe as fitted.

Family Bathroom

Two double glazed windows to side, corner bath, W.C, hand basin, radiator.

OUTSIDE

Rear, Side and Front Gardens

An extensive plot with gardens to three elevations. Numerous storage sheds, lean-to workshop, side access and pedestrian access to rear. Established shrubs and trees.

Frontage

Private front garden, steps to front porch, shared cross over leading to a private driveway ahead of the garage.

Single Garage

Single garage attached to a neighbour's garage.

Agents Note

The property requires some interior and exterior updating. We are informed that the gardens will be cleared.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E