



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

7 Woodley Road, Orpington, Kent, BR6 9BN

Guide Price £700,000 Freehold

- Substantial Semi
- Four Generous Bedrooms
- Open Plan Kitchen
- Two En-Suite Showers
- Double Storey Extension
- Social Living Space
- Separate Reception
- Family Bathroom

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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7 Woodley Road, Orpington, Kent, BR6 9BN

This deceptively spacious semi-detached house has been extended to the rear elevation (double storey) and also benefits from a loft conversion providing the main bedroom with an en-suite shower room. Additionally, you will note three further double bedrooms, an en-suite shower room off bedroom two, a desirable social living space of 6.52m by 5.29m, separate reception room to front aspect, family bathroom and cloakroom off the entrance hallway. The social living space offers an open plan kitchen, dining room and family/ TV room. Outside you will find a private driveway and an attractive rear and side garden. Benefits to note include double glazed windows, gas central heating, a pressurised hot water system, integrated kitchen appliances and neutral interior. The property is conveniently placed for nearby schools, good transport link and Orpington town centre. To fully appreciate the space on offer, interior viewing comes highly recommended. Exclusive to PROCTORS.

Location

From Orpington High Street, turn right into Spur Road, bear left at the traffic lights and then immediate right into Avalon Road. Woodley Road is on the right.



Ground Floor

Porch

Open covered porch.

Entrance Hall

5.28m x 1.80m (17' 4" x 5' 11") Double glazed leaded light entrance door to front, double glazed window to side, ceramic tiled floor, radiator, under stairs meter cupboard, built-in coats cupboard.

Lounge

4.70m x 3.73m (15' 5" x 12' 3") (Into alcove and bay window) Double glazed bay window to front, limestone fireplace surround, granite hearth, open working chimney breast, radiator, alcove shelves, recessed ceiling lights.

Social Living Space

6.52m x 5.29m (21' 5" x 17' 4")

Kitchen Area

Double glazed window to rear, double glazed window to side, range of Shaker style wall and base cabinets, Range double oven with six gas burners, extractor chimney, one and a half bowl sink unit set on solid oak work surface, integrated fridge and freezer, plumbed for dishwasher, built-under washing machine, space for tumble dryer, Travertine tiled flooring.

Dining Area

Double glazed French doors to garden, Travertine tiled flooring, peninsular work surface, recessed ceiling lights, open plan to TV room, under floor heating.

TV/ Family Area

Fitted storage cabinets, feature wall, recessed ceiling lights.

First Floor

Landing

Room thermostat, radiator.

Bedroom Two

3.98m x 3.00m (13' 1" x 9' 10") Double glazed window to front, radiator, recessed ceiling lights, built-in cupboard housing central heating boiler and pressurised hot water cylinder.

En-Suite Shower Room

2.55m x 1.75m (8' 4" x 5' 9") Double glazed window to front, corner shower cubicle, drench shower, WC, hand wash basin, ceramic tiled floor, recessed ceiling lights, extractor fan, chrome heated towel rail.

Bedroom Three

3.43m x 3.22m (11' 3" x 10' 7") Double glazed window to rear, radiator, recessed ceiling lights.

Bedroom Four

3.23m x 3.02m (10' 7" x 9' 11") Double glazed window to rear, radiator, recessed ceiling lights.

Family Bathroom

3.14m x 1.24m (10' 4" x 4' 1") Double glazed window to front, white suite comprising 'P' shaped bath, WC, hand wash basin, chrome heated towel rail, recessed ceiling lights, extractor fan, ceramic tiled floor.

Second Floor

Landing

Lightwell.

Bedroom One

3.70m x 3.46m (12' 2" x 11' 4") Double glazed window to rear, fitted wardrobes, radiator, recessed ceiling lights.

En-Suite Shower Room

2.50m x 1.69m (8' 2" x 5' 7") Double glazed window to rear, shower cubicle, WC, hand wash basin, ceramic tiled floor, chrome heated towel rail, recessed ceiling lights, extractor fan.

Outside

Garden

Paved patio area, raised planters, laid to synthetic lawn, established shrubs and trees, garden room (3.78m x 3.42m (12'5" x 11'3")), wooden side gates.

Frontage

Private drive with parking for two cars.

Council Tax

Local Authority: Bromley
Council Tax Band: E.