



11 TURNPIKE DRIVE, PRATTS BOTTOM, ORPINGTON, KENT BR6 7SJ

An extended detached 2 bedroom bungalow with a garage, driveway with parking and a 60ft southerly facing secluded rear garden. The property which lies in an excellent position in this favoured residential cul de sac has scope for enlargement and enjoys lovely views to the front. Green Belt countryside is within a short walk.

Porch & Hall ■ Living Room ■ Dining Room ■ Kitchen ■ 2 Bedrooms ■ En Suite Dressing Room and Bathroom ■ Shower Room ■ Detached Garage and driveway ■ Gas Central Heating ■ Secluded Southerly facing 60ft Rear garden

PRICE: GUIDE PRICE £650,000 FREEHOLD

SITUATION

Turnpike Drive is a popular semi-rural residential cul de sac location situated within close proximity to a range of transport links and general amenities, yet also surrounded by attractive Kentish countryside, offering the perfect balance between tranquility and convenience. Knockholt Station is a mere half a mile or so away. (London Oyster Zone 6 (0.7 miles) which gets you to London Bridge in 38 minutes). Chelsfield Station is slightly further away being about one mile. There are also some handy shops and a popular pub within walking distance.

Orpington High Street is also easily-accessible via a short drive or bus ride (with bus routes nearby).Orpington Station (2.4 miles) is a 10 minute drive away, and has a fast train, 1 stop/15 minutes to London Bridge. Green Street Green's shopping facilities are nearby. The property is also conveniently placed just a short drive to Junction 4 of the M25, and also close to the A21 with one straight road into Locksbottom (3.9 miles) and Bromley Town Centre (7 miles) which has a fast train, 1 stop/15 minutes to London Victoria and close to the A224 or M25 for Sevenoaks (6.9 miles).

DIRECTIONS

From Sevenoaks, head in a northerly direction towards Riverhead. At the roundabout, take the A224 towards Dunton Green/Bromley. Once crossing over the M25 at the roundabout take the third turning on your left up Polhill. After about one and a half miles you reach a roundabout, take the third turning on your left (Orpington By Pass A224) and continue to the end of the road. At the next roundabout take the second turning on your left (A21) and proceed for a short distance taking the second turning on your left into Stonehouse Lane and then second turning on your right into Stonehouse Road and then first right into Turnpike Drive. The property can be found on your left hand side.

ENCLOSED PORCH

8' 5" x 2' 2" (2.57m x 0.66m) sealed unit double glazed sliding door, tiled floor, cupboard housing a gas fired boiler serving the central heating and hot water, door leads into the hall.

ENTRANCE HALL



10' 9" narrowing to 4' 8 x 8' 0" narrowing to 3' 10 (3.28m x 2.44m) carpet mat, carpet, built in coats cupboard, built in Hoover cupboard, cornice, hatch to the loft with a sliding access ladder.

LOUNGE

18' 3" x 12' 0" (5.56m x 3.66m) ornamental fireplace surround, three wall lights, sealed unit double glazed double doors with windows with wood sills either side leading into the rear garden, archway leads through to the dining room, double radiator, carpet, cornice.

DINING ROOM

12' 3" x 8' 5" (3.73m x 2.57m) sealed unit double glazed picture window to the rear with wood sill overlooking the rear garden, carpet, radiator, cornice.

KITCHEN/BREAKFAST ROOM



12' 7" x 8' 10" (3.84m x 2.69m) an excellent range of ground and wall cupboards, worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap, cupboard under, breakfast bar, space and plumbing for a washing machine, space for a slimline dishwasher, under cupboard lighting, false ceiling with concealed lighting, AEG Schott Ceran 4 ring induction hob with concealed extractor over, pan drawers under, further set of drawers, built in Neff double oven with cupboards above and below, sealed unit double glazed windows to the side and rear, tiled floor, radiator, space for a fridge/freezer, glazed fronted wall units, sealed unit double glazed door leads into the rear garden.

BEDROOM 1



12' 4" x 11' 0" (3.76m x 3.35m) sealed unit double glazed leaded light window to the front with wood sill, radiator, carpet, built in wardrobe cupboard with display shelves beside, bedside cabinets with display shelves with a row of cupboards over forming a bed alcove, archway leads through to the dressing room.

EN SUITE DRESSING ROOM



8' 5" x 5' 6" (2.57m x 1.68m) built in wardrobe cupboard to one wall with mirrored sliding doors, sealed unit double glazed leaded light window to the front with wood

sill, cornice, radiator, door leads into an en suite bathroom.

EN SUITE BATHROOM



8' 5" x 5' 4" (2.57m x 1.63m) panelled bath with mixer tap and hand shower attachment, wash hand basin with mixer tap, low level wc, cornice, radiator, tiled floor, fully tiled walls, shaver light and point.

BEDROOM 2



12' 7" x 9' 6" (3.84m x 2.90m) sealed unit double glazed leaded light window to the front with wood sill, cornice, built in double wardrobe cupboard with display shelves beside, carpet, radiator.

SHOWER ROOM



7' 4" into shower x 5' 1" (2.24m x 1.55m) shower cubicle with Mira electric wall shower, wash hand basin with mixer tap, low level wc, airing cupboard with pre-insulated copper cylinder, immersion heater, slatted shelves over, sealed unit double glazed window with obscure glazing and wood sill, radiator, half tiled walls, cornice.

OUTSIDE

DETACHED GARAGE



15' 6" x 7' 8" (4.72m x 2.34m) light and power, up and over door, window to the rear.

FRONT GARDEN

There are areas of gravel for ease of maintenance, various shrubs and bushes, long driveway providing off street parking for at least three vehicles, outside water tap.

REAR GARDEN



The rear garden extends about 60ft, is southerly facing and secluded. A patio area with steps leads to a large area of lawn, stocked flower beds and borders with an array of shrubs, bushes and flowering plants, summerhouse, lean to greenhouse, outside lighting and electronic sun blind, side door with brick arch leads onto the driveway and to the front garden.

COUNCIL TAX

Band E. Payable £2,382.98 2024/2025.