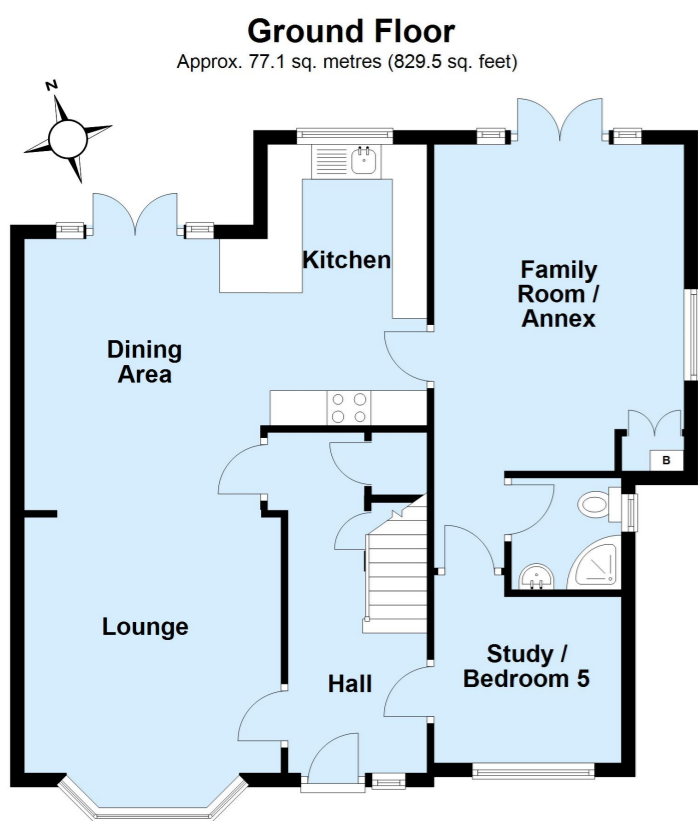


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 154.8 sq. metres (1666.3 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

28 Scads Hill Close, Orpington, Kent, BR6 0EB

Guide Price £900,000 Freehold

- Substantial Semi Detached
- Social Living Space
- Family Bathroom with Shower
- Large Rear Garden
- Up to Five Bedrooms
- Flexible Annex Area
- Two En-Suite Showers
- Ideal for Reputable Schools



28 Scads Hill Close, Orpington, Kent, BR6 0EB

GUIDE PRICE £900,000 - £925,000

This superior semi-detached house occupies a cul-de-sac aspect on the Petts Wood borders, within walking distance of two mainline stations (Orpington and Petts Wood), reputable Infant and Junior Schools (Perry Hall and Crofton Schools providing Ofsted Outstanding) and Grammar Schools St Olaves and Newstead Woods in Orpington south. The current owners extended the property in 2016 to a high specification by way of a double storey side extension, providing up to five bedrooms, a family bathroom with shower and two en-suite shower rooms. The ground floor features a desirable social living space with a main TV lounge, separate dining room area and open plan kitchen. There is interior access to spacious annex or third reception room, an en-suite shower room and a separate study/5th bedroom, needed. The first floor comprises a main bedroom suite comprising a double aspect double bedroom, en-suite shower room and generous dressing room with fitted wardrobes to remain. Additionally, you will find two further double bedrooms and a single bedroom. There is a beautiful landscaped rear garden laid to new lawn and patio, raised section for children's' play area plus a blocked paved driveway for three cars. Benefits to note include double glazed windows, updated rewiring, central heating, combination boiler, water softener, bright and airy interior, neutral rooms, granite kitchen work tops, security system and modern flooring throughout. The accommodation offers flexible and versatile living, ideal for two generational living or a large young family looking for space. Its worth mentioning that there is further space to extend the ground floor (rear elevation) and create a loft conversion to mirror neighbouring properties (STPP*). Interior viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

Location

Scads Hill Close is situated on the Petts Wood borders, convenient for an array of amenities.



GROUND FLOOR

Entrance Hall

Double glazed leaded light entrance door, radiator cabinet, under stairs meter cupboard, deep under stairs storage plumbed for washing machine.

Lounge/Diner

8.33m x 3.68m (27' 4" x 12' 1") Double glazed bay window to front, Venetian blinds, radiator cable point, recessed ceiling lights, open plan to dining room area.

Dining Room Area

Double glazed French doors and double glazed windows to rear leading to the garden, radiator, open plan to peninsular work top and kitchen.

Kitchen

4.20m x 2.45m (13' 9" x 8' 0") Double glazed window to rear, range of gloss white wall and base cabinets, granite work tops, built-in electric oven, induction hob set in work top with extractor chimney, inset sink unit with fluted drainer, integrated dishwasher, recess for microwave oven, pelmet lights, recessed ceiling lights, door to annex.

ANNEX

Family Room/ Annex

4.74m x 3.60m (15' 7" x 11' 10") Double glazed French doors and double glazed windows to rear, double glazed window to side, fitted storage cupboard housing combination boiler and water softener, recessed ceiling lights, radiator.

En-Suite Shower Room

1.65m x 1.56m (5' 5" x 5' 1") Double glazed window to side, white suite comprising corner shower cubicle, built-in shower controls, hand basin, W.C, extractor fan, recessed ceiling lights, chrome heated towel rail, wall mirror, shelf.

Home Office/Bedroom Five

2.68m x 2.65m (8' 10" x 8' 8") Double glazed window to front, Venetian blinds, radiator.

FIRST FLOOR

Landing

Access to loft via a ladder (for storage).

Bedroom One

3.64m x 3.60m (12' 0" x 11' 10") Double glazed window to rear and double glazed window to side, radiator.

Dressing Room

3.60m x 2.65m (11' 10" x 8' 8") (into door recess) Double glazed window to front, fitted Venetian blinds, corner wardrobe and double wardrobes to remain, radiator.

En-Suite Shower Room

2.60m x 1.95m (8' 6" x 6' 5") Double glazed window to side, white suite comprising low level shower cubicle with glass screens, hand basin W.C, LED wall mirror, chrome heated towel rail, towel rail, recessed ceiling lights, extractor fan, wall display shelves.

Bedroom Two

4.31m x 3.40m (14' 2" x 11' 2") (into bay window) Double glazed bay window to front, radiator cabinet, wall shelving.

Bedroom Three

3.89m x 3.36m (12' 9" x 11' 0") Double glazed window to rear, radiator.

Bedroom Four/Study

2.29m x 2.26m (7' 6" x 7' 5") Double glazed window to front, radiator, fitted shelves.

Family Bathroom and Shower

3.19m x 2.22m (10' 6" x 7' 3") Double glazed window to rear, contemporary white suite comprising bath with shower attachment, large corner shower unit with sliding screen, hand basin, W.C, wall mounted mirror cabinet, recessed ceiling lights, LED mirror, chrome heated towel rail, display shelves, extractor fan.

OUTSIDE

Rear Garden

Paved patio area, laid to lawn, established borders, mature shrubs and trees, leafy and secluded outlook, steps up to childrens' play area, feature brick retaining wall, side gate, exterior lighting.

Frontage

Private blocked paved frontage for three cars, garden laid to lawn.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E

(STPP*) Subject to Planning Permission