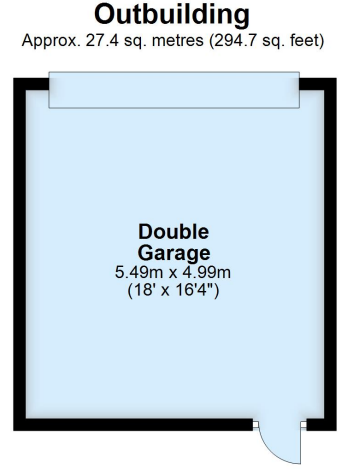
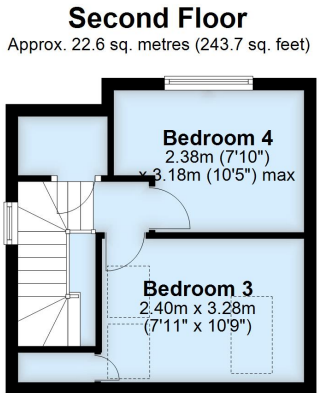
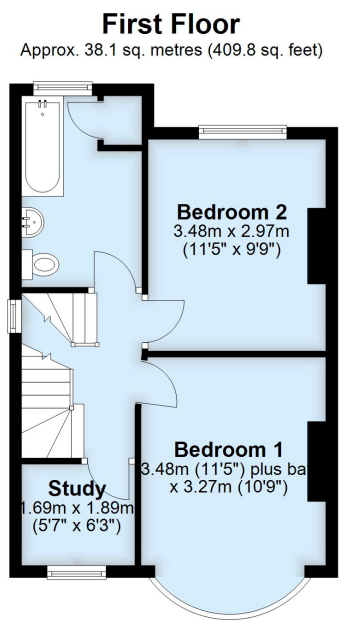
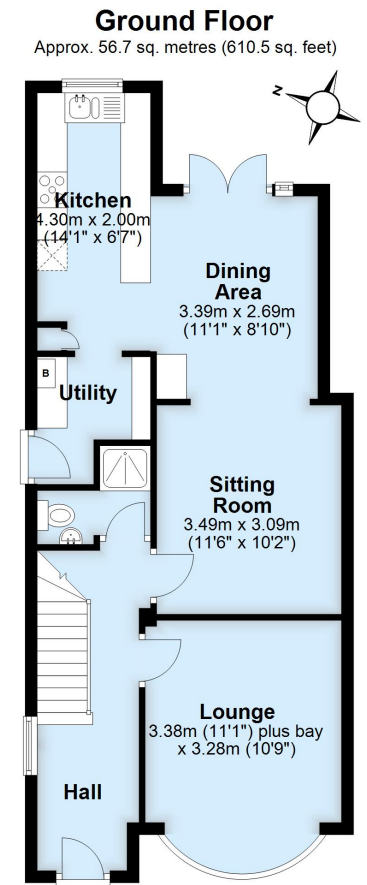




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Total area: approx. 144.8 sq. metres (1558.7 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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Viewing by appointment with our Petts Wood Office - 01689 606666

11a Court Road, Orpington, Kent, BR6 0PW
Guide Price £595,000 Freehold

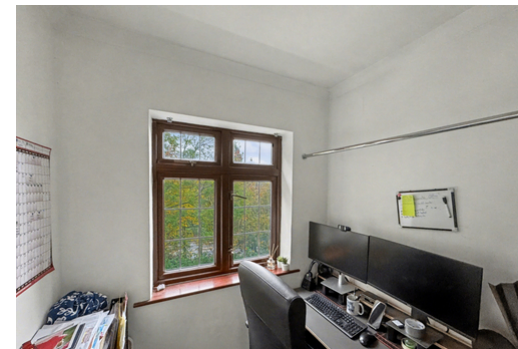
- Deceptively Spacious
- Private Parking
- Three Receptions
- Detached Double Garage
- Slip Road Aspect
- Open Plan Kitchen
- Loft Conversion
- Well Presented

11a Court Road, Orpington, Kent, BR6 0PW

This deceptively spacious semi-detached house is set back off Court Road within a leafy slip Road aspect, just minutes from Orpington high street, excellent transport links serving the community and Priory Gardens for recreation. The property has been extended to provide a loft conversion comprising two bedrooms and ground floor rear extension which features a semi-open plan kitchen. There are four well proportioned bedrooms, a separate home office on the first floor (former bedroom), three reception areas (dining , family and TV areas), shower room/W.C, off the entrance hall, utility room and generous family bathroom. The re-modelled kitchen boasts contemporary gloss white cabinets, a peninsular work top, and double oven. The family-sized rear garden is laid to lawn, leading to the detached double garage offering light and power plus a convenient remote door. Features include double glazed windows, gas central heating, 2023 Valiant combination boiler, private front parking for two cars, and well presented interior. Local amenities include two mainline stations (Orpington and St Mary Cray, nearby schools, Walnuts Leisure Centre (under refurbishment), extensive shops and restaurants, Nugent Shopping Park boasting further high street stores, Carlton Parade convenience stores, plus out of town of retail stores. EXCLUSIVE TO PROCTORS.

Location

The property is located in a slip Road off Court Road opposite Orpington High Street, Carlton Parade shops and Priory Gardens. Ideal for all local amenities and transport links, two mainline stations bus routes 51 and 61 and Nugent Shopping Park.



GROUND FLOOR

Entrance Porch

Double glazed door to front, double glazed window to side, vertical radiator, recessed ceiling lights, built-in coat cupboard, meter cupboard, network cabinet.

Front Lounge

Double glazed window to front, radiator, recessed ceiling lights.

Inner Sitting Room

Open plan to dining room, radiator, recessed ceiling lights.

Dining Room

Open plan to kitchen, double glazed French doors to garden, radiator.

Kitchen Area

Double glazed window to rear, range of gloss white wall and base cabinets, built-in double electric oven, gas hob unit set on work top, stainless steel splash back to extractor chimney, one and a half bowl sink unit, plumbed for dishwasher, recessed ceiling lights. Door to utility room.

Utility Room

Double glazed door to side, wall and base cabinets, plumbed for washing machine, wall mounted Vaillant combination boiler.

Shower Room

Contemporary shower cubicle, built-in shower controls, W.C, hand basin, tiled interior, extractor fan, wall cabinet.

FIRST FLOOR

Landing

Stairs to second floor.

Bedroom One

Double glazed bay window to front, radiator, fanlight, wall lights. Fitted wardrobes to remain.

Bedroom Two

Double glazed window to rear, radiator.

Home Office

Double glazed window to front, radiator.

Family Bathroom

Double glazed window to rear, white suite comprising, bath, hand basin, W.C, built-in linen cupboard, radiator, recessed lights.

SECOND FLOOR

Double glazed window to side, access to loft storage.

Bedroom Three

Three skylight windows to front elevation, fitted blinds, radiator, access to eaves storage.

Bedroom Four

Double glazed window to rear, radiator, deep recess for wardrobe.

OUTSIDE

Garden

Paved patio area, laid to lawn, established shrubs, side access. Access to garage.

Double Garage

Electric up and over door, power and light, internet connection, access via a vehicular Road.

Frontage

Private frontage, parking for two cars. Approached via a slip Road off Court Road.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E