

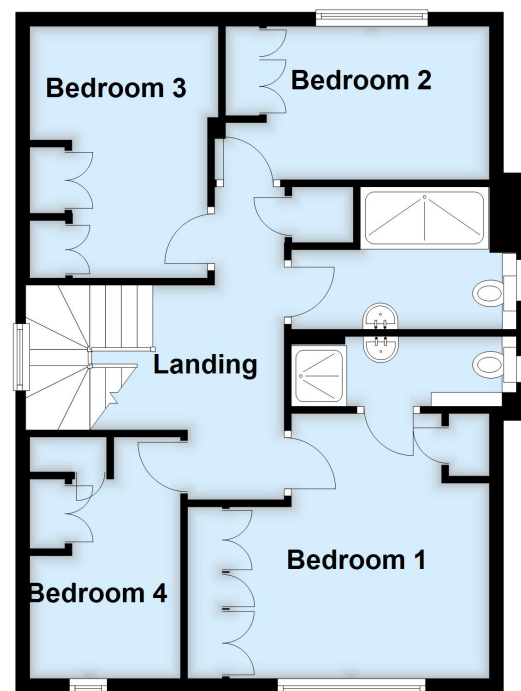
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



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

11 Athelstan Way, Orpington, Orpington, Kent, BR5 2QX

Offers Over £750,000 Freehold

- Chain Free Property
- Two En-Suite Showers
- Five Generous Bedrooms
- Garage and Driveway
- Detached Family House
- Family Bathroom
- Two Reception Rooms
- Lanscaped Garden

11 Athelstan Way, Orpington, Orpington, Kent, BR5 2QX

A desirable cul de sac setting. This modern (1998 built) detached family house has been adapted to provide a ground floor double bedroom (5th bedroom)/ guest suite with en-suite shower/ wet room, perfect for two generational living or purchaser with restrictive mobility. Situated within the desirable 'Walsingham Gate' development, the property comprises four generous bedrooms on the first floor, en-suite shower room off the main bedroom, a spacious double aspect lounge, separate dining room, a well-equipped kitchen with appliances (negotiable), cloakroom off the hall and family bathroom. There is a landscaped rear garden for low maintenance, a private driveway for two cars side by side and a single attached garage. Benefits to note include double glazed windows and doors, gas central heating, a turnkey interior plus CHAIN FREE availability. The property is ideally placed for Nugent Shopping Park (boasting many high street stores), nearby transport links and mainline station, Midfield Primary School (Ofsted outstanding 2024), an abundance of open green spaces, local shops plus a strong local community with in the development. For more information, please call the Sole Agents, PROCTORS - Petts Wood.

Location

Athelstan Way is situated within a short drive of Orpington, Petts Wood and Chislehurst communities. Walking distance to St Mary Cray Station, Midfield Primary Schools, good transport links and Nugent Shopping Park for great out of town high street stores.



Ground Floor

Entrance Hall

Double glazed entrance door, inner Georgian French doors, radiator.

Cloakroom

Part glazed window to front, back to cabinet WC, hand wash basin on vanity unit.

Lounge

5.85m x 3.35m (19' 2" x 11' 0") A bright double aspect room with double glazed window to front and side aspect, feature fireplace surround, marble insert and hearth, coal effect fire two radiators.

Dining Room

5.22m x 3.18m (17' 2" x 10' 5") Double glazed French doors to garden, wall mounted display cabinet and storage cabinet, door to guest bedroom/bedroom five.

Guest Bedroom/Bedroom Five

3.39m x 2.79m (11' 1" x 9' 2") Double glazed window to rear, radiator, recessed ceiling lights.

En-Suite Wet Room

2.60m x 1.25m (8' 6" x 4' 1") Double glazed window to front, white suite comprising wall mounted hand wash basin on vanity unit, wet room shower for mobility, drench shower head, built-in controls, chrome heated towel rail, access to gas and electric meters.

Kitchen

4.50m x 2.60m (14' 9" x 8' 6") Double glazed window to rear, double glazed door to side, light oak fronted wall and base cabinets, built-in double electric oven, induction hob unit set on worktop, extractor fan hood, porcelain single sink unit and drainer, integrated Miele fridge and freezer, built-in microwave oven, Bosch dishwasher, deep utility cupboard, concealed central heating boiler. Bosch washing machine and tumble dryer available (negotiable).

First Floor

Landing

Double glazed window to side, access to loft via ladder, built-in airing cupboard with hot water cylinder.

Bedroom One

3.67m x 3.23m (12' 0" x 10' 7") (into wardrobe) Double glazed window to front, range of fitted wardrobes, radiator.

En-Suite Shower Room

2.97m x 1.19m (9' 9" x 3' 11") Double glazed window to side, white suite comprising back to cabinet WC, hand wash basin on vanity unit, shower cubicle, electric shower unit, extractor fan, chrome heated towel rail.

Bedroom Two

3.24m x 2.48m (10' 8" x 8' 2") (into wardrobe) Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

3.70m x 2.13m (12' 2" x 7' 0") (into wardrobe) Double glazed window to rear, fitted wardrobe, recessed shelves, radiator.

Bedroom Four

3.42m x 1.96m (11' 3" x 6' 5") (into wardrobe) Double glazed window to front, fitted wardrobes, dressing table, fitted book shelves, radiator.

Family Shower Room

2.98m x 1.73m (9' 9" x 5' 8") Double glazed window to side, white suite comprising back to cabinet WC, hand wash basin on vanity unit, large shower cubicle, electric shower unit, extractor fan, chrome heated towel rail.

Outside

Garden

39' 0" (11.89m) aprox. Landscaped garden comprising block paved and shingle patios, steps down to lower gravel level with a greenhouse and garden shed, side access, double glazed door to garage, outside lights, outside tap.

Attached Garage

Attached to side, up and rolling electric door, power and light, double glazed door to garden.

Frontage

Private garden and double width driveway, parking for two cars side by side.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : G