



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

## 4 Warren Road, Orpington, Orpington, Kent, BR6 6HY

### Guide Price £800,000 Freehold

- Detached Family House
- En-Suite & Family Bathroom
- Open Plan Dining Room
- Storage Garage
- Four Bedrooms Upstairs
- Spacious Living Area
- Contemporary Kitchen
- Near Reputable Schools

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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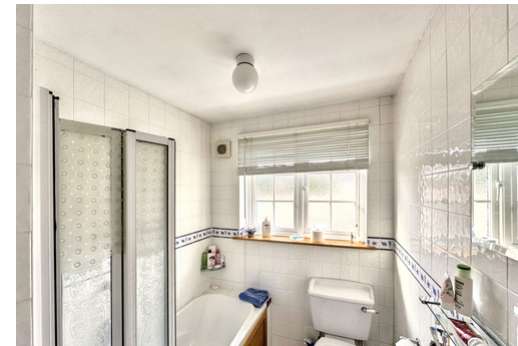


## 4 Warren Road, Orpington, Orpington, Kent, BR6 6HY

A deceptively spacious detached family house comprising four bedrooms, a large en-suite bathroom off the main bedroom, a generous living room, separate dining room, open plan to the bright contemporary kitchen, utility room off the entrance hall, cloakroom and family bathroom. Outside you will find a private drive, space for two or three vehicles, a secluded rear garden and storage garage. The property occupies a sought after location just opposite Warren Road Primary School (for Ofsted Outstanding), nearby transport links in Sevenoaks Road for Orpington town centre and mainline station, walking distance of Chelsfield Station, Green St Green Waitrose, grammar Schools (St Olaves and Newstead Woods), and Crescent Way convenient stores. Benefits include double glazed windows and gas central heating. Please note there are some structural defects associated with this property and a condition report is available, so please call Proctors for detailed information. Exclusive to PROCTORS.

### Location

From Chelsfield Station proceed into Windsor Drive, bear right into Warren Road and the property is on the left.



### First Floor

#### Entrance Hall

Double glazed French doors.

#### Entrance Hall

Panelled entrance door, multi-pane window to side, radiator, wall light.

#### Cloakroom

W.C, hand basin, tiled interior.

#### Kitchen

4.29m x 2.30m (14' 1" x 7' 7") Double glazed window to front, range of gloss fronted wall and base cabinets, built-in electric oven, eye level microwave oven, electric hob set on quartz work top, splash back to stainless steel extractor chimney, integrated dishwasher, integrated fridge, recessed ceiling lights, wall mounted central heating boiler, peninsular work top, open plan to dining area.

#### Dining Area

3.51m x 3.31m (11' 6" x 10' 10") Double glazed French doors to garden, double glazed window to side, radiator, semi open plan to living room.

#### Living Room

7.20m x 3.12m (23' 7" x 10' 3") Double glazed French doors and windows to rear, feature fireplace, radiator.

#### Utility Room (Off Entrance Hall)

2.40m x 1.83m (7' 10" x 6' 0") Sink unit and drainer, plumbed for washing machine, extractor fan, electric circuit breaker.

### FIRST FLOOR

#### Landing (Half Landing)

Casement window to side with secondary glazing.

#### Landing

Access to loft via ladder.

#### Bedroom One

3.56m x 3.17m (11' 8" x 10' 5") Double glazed windows to side, radiator, archway to en-suite bathroom and dressing area

#### En-Suite Bathroom

3.36m x 3.23m (11' 0" x 10' 7") Double glazed window to side, double glazed French doors to balcony, white suite comprising corner bath, W.C, bidet, hand basin, radiator, wall light.

#### Bedroom Two

3.26m x 2.80m (10' 8" x 9' 2") Double glazed window to rear, plantation shutters, radiator, fitted wardrobes.

#### Bedroom Three

4.09m x 2.32m (13' 5" x 7' 7") Two double glazed windows to front, radiator points. This room requires renovation and some structural elements made good.

#### Bedroom Four

3.18m x 2.32m (10' 5" x 7' 7") Double glazed window to front, radiator.

#### Family Bathroom

2.28m x 1.61m (7' 6" x 5' 3") Double glazed window to side, white suite comprising bath with electric shower, W.C, hand basin, extractor fan, airing cupboard with hot water cylinder, radiator.

### OUTSIDE

#### Garden

Paved patio area, laid to lawn, established shrubs and trees, side gates.

#### Integral Garage

Integral garage, up and over door, power and light, electric and gas meter, double glazed window to side.

#### Frontage

Private driveway, parking for three cars, garden laid to lawn.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: F