

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	92
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

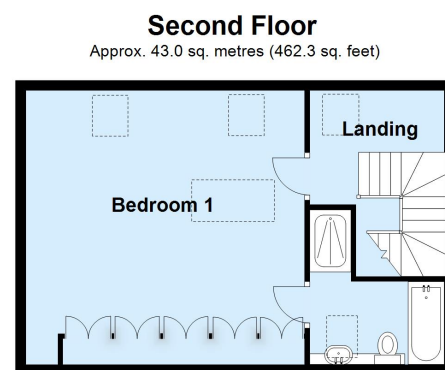
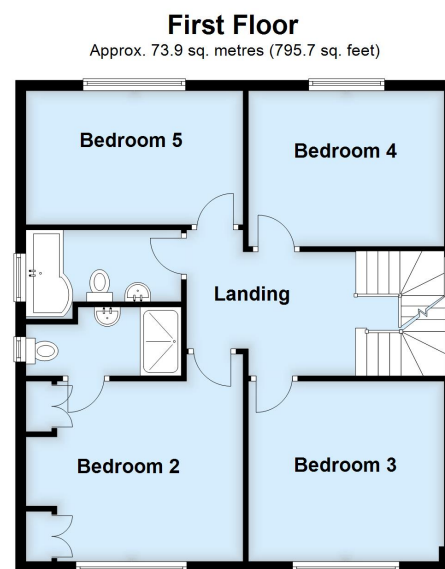
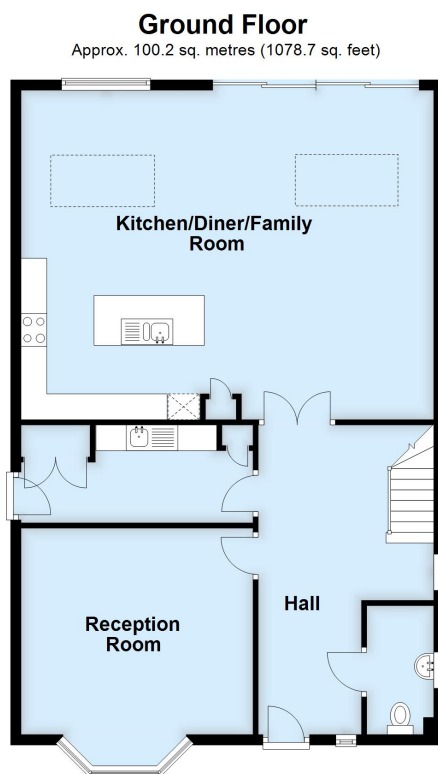


Viewing by appointment with our Petts Wood Office - 01689 606666

1A Stanley Road, Orpington, Kent, BR6 0ET

Guide Price £1,275,000 Freehold

- 2024 Detached House
- Three Bathrooms
- Separate Reception
- Desirable Location
- Five Double Bedrooms
- Social Living Space
- Large Family Garden
- Under Floor Heating



Total area: approx. 217.1 sq. metres (2336.8 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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london





## 1A Stanley Road, Orpington, Kent, BR6 0ET

This individually designed and constructed 2024 built detached house occupies a sought after location in the Knoll area of Orpington, convenient for Orpington mainline station, grammar schools, St Olaves and Newstead Woods, Perry Hall Primary School (for Ofsted Outstanding), plus nearby transport links. Designed to a high specification, the bright and airy accommodation arranged over three levels, briefly comprises five double bedrooms, two en-suites, a family bathroom with shower, an awesome social living space, island kitchen open plan to the family and dining area, separate bay-fronted reception room, utility room with white appliances and cloakroom off the very generous entrance hallway. There is a mature rear garden of 77ft by 36ft and wide block-paved frontage for ample parking. Features include timber frame construction (B Energy Rated), building warranty (expires 11/04/34), ground floor under floor heating, gas central heating with a pressurised hot water system, LED lighting, double glazed windows and doors, Metis work surfaces, full integrated kitchen appliances, EV charging point, skylight and ceiling windows, security system, contemporary flooring and chain free possession. Interior viewing comes highly recommended. Exclusive to PROCTORS.

### Location

Stanley Road is situated within walking distance of Orpington mainline station, reputable nearby schools and good transport links in Orpington High Street.



### Ground Floor

#### Entrance Hall

5.83m x 3.26m (19' 2" x 10' 8") Double glazed entrance door, deep under stairs storage cupboard, internal glazed French doors to main living area, room thermostat, under floor heating.

#### Cloakroom

2.32m x 1.54m (7' 7" x 5' 1") window to side, back to cabinet WC, hand wash basin on vanity unit, under floor heating.

#### Social Living Space

7.95m x 6.27m (26' 1" x 20' 7")

#### Kitchen Area

Range of gloss white wall and base cabinets with Metis work surfaces, under cabinet lighting, built-in Hotpoint cooker with separate combi oven/microwave, integrated fridge/freezer, induction hob with stylish glass splash back to extractor hood, central island with Metis work surface, breakfast bar, under counter wine chiller, one and a half bowl acrylic sink unit, integrated dishwasher, open plan to family and dining area, under floor heating.

#### Family & Dining Area

Double glazed sliding French doors and window to rear overlooking the garden, two roof lights, under floor heating.

#### Front Reception Room

4.53m x 4.40m (14' 10" x 14' 5") Bay window to front, TV point, under floor heating.

### Utility Room

4.42m x 1.72m (14' 6" x 5' 8") Door to garden, range of gloss white wall and tall unit cabinets, Metis work surface with inset sink and fluted drainer, brand new washing machine and tumble dryer included, double cupboard housing central heating boiler, pressurised hot water vessel and manifolds for under floor heating throughout the ground floor.

### First Floor

#### Landing

Window to side, feature low level stair lighting.

#### Bedroom Two

4.09m x 3.22m (13' 5" x 10' 7") Window to front, electronic blind, fitted wardrobes, radiator, door to en-suite shower room.

#### En-Suite Shower Room

2.87m x 1.30m (9' 5" x 4' 3") Back to cabinet WC, hand basin on vanity unit, LED wall mirror, low level open shower cubicle, built-in controls, extractor fan, towel rail, porcelain floor.

#### Bedroom Three

3.63m x 3.30m (12' 0" x 10' 10") Window to front, electronic blind, radiator, TV point.

#### Bedroom Four

3.65m x 2.90m (12' 0" x 9' 6") Window to rear, electronic blind, radiator, TV point

#### Bedroom Five

4.06m x 2.51m (13' 4" x 8' 3") Window to rear, electronic blind, radiator, TV point.

### Family Bathroom

2.87m x 1.23m (9' 5" x 4' 0") (plus shower space) Window to side, white suite comprising 'P' shaped bath, shower attachment, hand wash basin on vanity unit, WC, towel rail, extractor fan, porcelain tiled floor, LED wall mirror.

### Second Floor

#### Spacious Second Floor Landing

Window to side, skylight window to rear, feature low level stair lighting.

#### Bedroom One

5.27m x 5.13m (17' 3" x 16' 10") (into wardrobe) Two skylight windows to rear aspect, feature roof light with electronic night blind, range of wall to wall fitted wardrobes, radiator.

#### En-Suite Bathroom with Shower

2.44m x 1.47m (8' 0" x 4' 10") (excludes shower depth) Skylight window, white suite comprising bath, back to cabinet WC, hand wash basin on vanity unit, separate deep shower cubicle, towel rail, porcelain tiled floor and walls, extractor fan, LED wall mirror.

### Outside

#### Garden

23.50m x 11.10m (77' 1" x 36' 5") Large paved terrace, retaining wall to lawn area, mature shrubs and trees, wall lights, side access with gates.

#### Frontage

Block-paved frontage for ample parking. EV charging point.