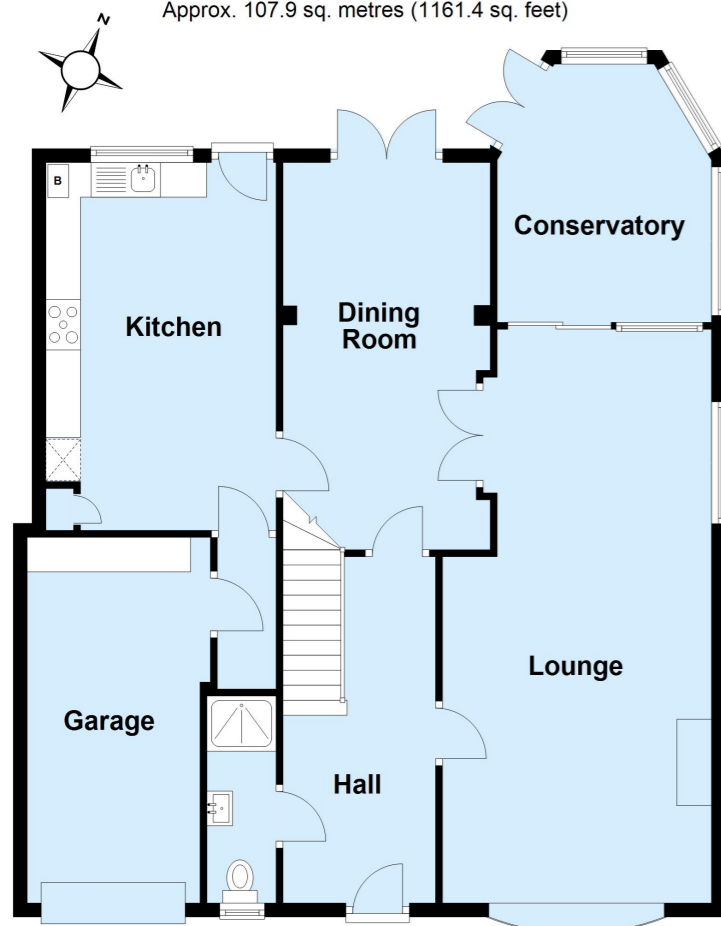


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive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

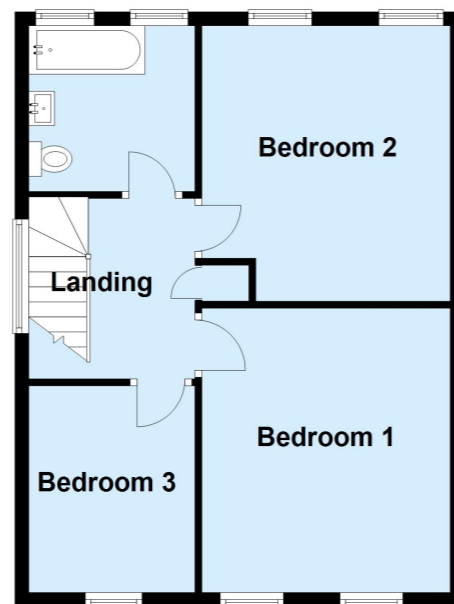
### Ground Floor

Approx. 107.9 sq. metres (1161.4 sq. feet)



### First Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



Total area: approx. 157.8 sq. metres (1698.3 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

2 Lime Grove, Orpington, Kent, BR6 8LF

**£830,000 Freehold**

- Rarely Available Close
- Two Huge Receptions
- Extended Breakfast Kitchen
- Light and Spacious Interior

- Neo-Georgian Detached
- Bathroom & Shower Room
- Spacious Entrance Hallway
- Ideal for Darrick Wood

## 2 Lime Grove, Orpington, Kent, BR6 8LF

This desirable Neo-Georgian style linked detached family home is situated in a sought after close, within easy walking distance of reputable Darrick Wood schools, good transport links in Crofton Road serving Orpington mainline station, plus easy access to grammar schools St Olave's and Newstead Woods. The stylish interior is finished to the highest specification offering bright and airy rooms throughout. There are three bedrooms, a delightful triple aspect living room and separate dining room measuring 5.54m by 2.81m, overlooking a perfectly formed and beautifully created rear garden. An extended breakfast kitchen offers quality appliances as fitted, a heated double glazed conservatory, ground floor shower room and upstairs family bathroom. Additionally, the property boasts a large entrance hallway with glazed interior doors and there is access to the attached garage via the kitchen lobby. Outside you will find an attractive frontage with private driveway, plus a landscaped rear garden offering an impressive pizza oven and barbecue for al fresco dining. Features to name a few include desirable plantation shutters, double glazed Georgian style windows, gas central heating by combination boiler, a neutral decor, contemporary flooring, security system and CHAIN-FREE occupation. EXCLUSIVE TO PROCTORS.

### Location

Lime Grove is a quiet cul de sac conveniently situated for good transport links in Crofton Road, Orpington mainline station and Darrick Wood Schools.



### GROUND FLOOR

#### Entrance Hall

4.95m x 2.13m (16' 3" x 7' 0") A large entrance hall with stained glass leaded light entrance door, two radiators, meter cupboard and circuit breaker.

#### Ground floor Shower Room

Double glazed window to front, plantation shutters, tiled shower cubicle, built in shower controls, W.C, wall mounted hand basin, radiator, Travertine floor, recessed ceiling lights, mirror cabinet, extractor fan.

#### Triple Aspect Living Room

8.32m x 3.80m (27' 4" x 12' 6") Double glazed bay window to front, period style fireplace surround with marble insert and hearth, gas log effect fire, two radiators, display shelves, double glazed window to side, room thermostat, sliding doors to conservatory, French doors to dining room.

#### Dining Room

5.54m x 2.81m (18' 2" x 9' 3") Double glazed French doors to rear leading to the garden, radiator cabinet, alcove cabinet.

#### Conservatory

Double glazed French doors to garden, radiator, ceramic tiled floor, double glazed surrounding windows.



#### Extended Breakfast Kitchen

5.28m x 3.30m (17' 4" x 10' 10") Double glazed French door and window to rear, range of gloss white wall and base cabinetry, built in eye level oven and separate grill, gas hob set in solid work top, black extractor chimney, concealed central heating boiler, plumbed for washing machine and dishwasher, porcelain tiled floor, radiator, low level lighting and pelmet lighting, double glazed door to lobby. White goods negotiable.

#### Lobby

Ceramic tiled floor, leads to garage.

### FIRST FLOOR

#### Landing

2.56m x 2.38m (8' 5" x 7' 10") A bright and airy space with double glazed window to side, access to loft via ladder. Built-in lined cupboard.

#### Bedroom One

4.20m x 3.57m (13' 9" x 11' 9") Two double glazed windows to front, radiator, fitted wardrobes to remain.

#### Bedroom Two

3.57m x 3.34m (11' 9" x 11' 0") (plus 0.65m into wardrobe) Two double glazed windows to rear, radiator, recessed wardrobes to remain.



#### Bedroom Three

3.11m x 2.39m (10' 2" x 7' 10") Double glazed window to front, radiator, bedroom furniture to remain.

#### Family Bathroom

2.38m x 2.36m (7' 10" x 7' 9") Two double glazed windows to rear, white suite comprising bath, hand basin, W.C, radiator, wall cabinet, radiator, ceramic tiled floor and walls.

### OUTSIDE

#### Rear Garden

A great entertaining garden with paved patio area for dining, laid to artificial lawn, established shrubs and trees, brick built pizza oven and barbecue, wide side access.

#### Attached Single Garage

5.28m x 2.48m (17' 4" x 8' 2") With interior access, up and over door, power and light.

#### Frontage

A private frontage with own driveway, established garden with mature trees and shrubs.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: G