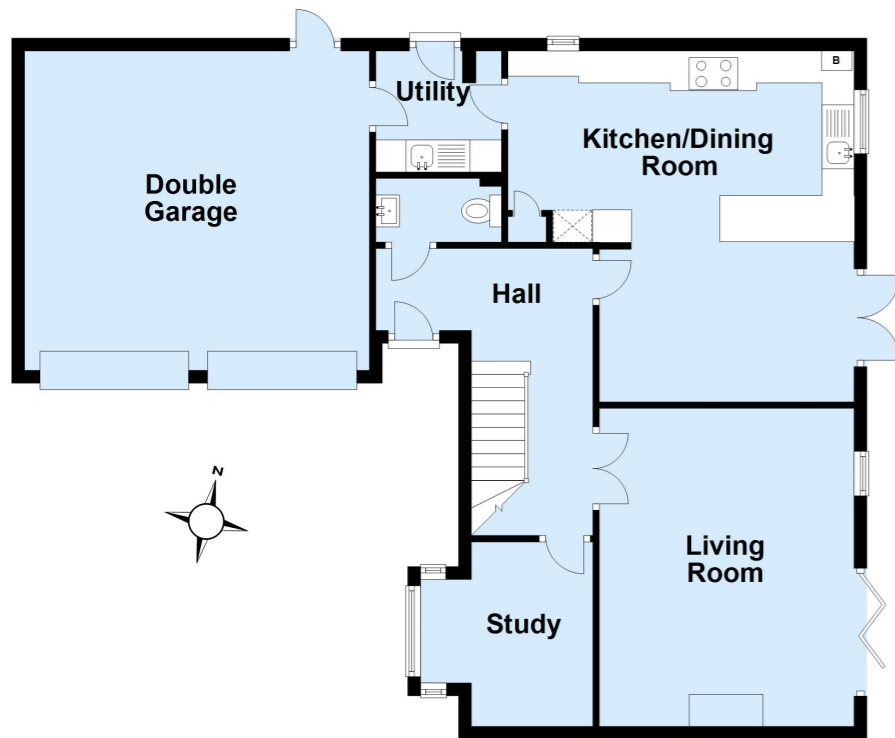


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78
England, Scotland & Wales		EU Directive 2002/91/EC	



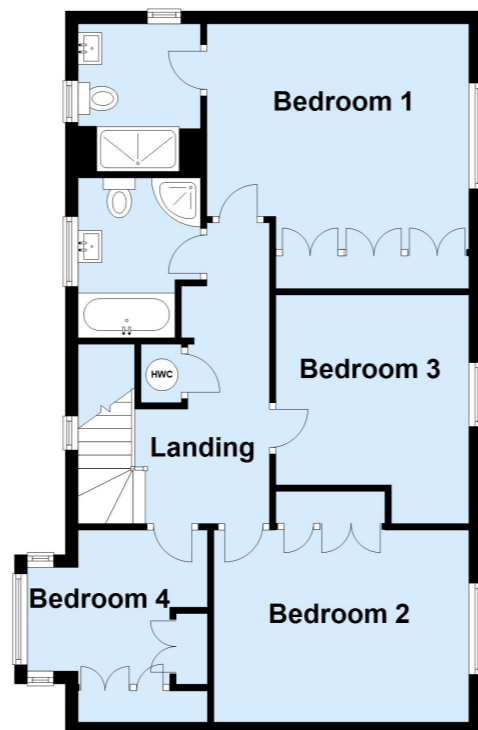
Ground Floor

Approx. 98.5 sq. metres (1060.4 sq. feet)



First Floor

Approx. 68.1 sq. metres (733.0 sq. feet)



Total area: approx. 166.6 sq. metres (1793.4 sq. feet)

Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

41 Springshaw Road, Orpington, Kent, BR5 2RH
Offers In Excess Of £780,000 Freehold

- Substantial Family Home
- En Suite Shower Room
- Large Dining Kitchen
- Utility Room
- Four Generous Bedrooms
- Spacious Living Room
- Separate Home Office
- Large Plot Size

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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41 Springshaw Road, Orpington, Kent, BR5 2RH

We are pleased to offer this substantial detached family house occupying a larger than average plot on the ever popular Walsingham Gate development, convenient for nearby schools (Midfield Primary School - Outstanding provider), good transport links, local shops and all amenities. The accommodation comprises four well proportioned bedrooms, an en-suite shower room off the main bedroom, a spacious living room with bi-fold doors leading to the garden, a social dining kitchen with breakfast peninsular, home office off the entrance hallway, utility room, cloakroom and family bathroom with separate drench shower. There is an attached double garage with two electric up and rolling doors and storage loft. Deep driveway for several cars and a delightful rear garden laid to lawn. Benefits to note include a contemporary graphite grey fitted kitchen with integrated appliances to stay, contrasting quartz work surfaces, double glazed windows, gas central heating, security system, natural wood flooring, fitted wardrobes, home office furniture to remain, contemporary staircase, quiet cul-de-sac aspect and well presented interior throughout. EXCLUSIVE TO PROCTORS.

Location

The property is situated in the popular Walsingham Gate development convenient for local transport, schools, Orpington and Chislehurst amenities.



GROUND FLOOR

Entrance Hall

4.51m x 3.38m (14' 10" x 11' 1") (L' shaped) Double glazed door to front, natural wood flooring, radiator, Oak and glass balustrades, interior French doors, double glazed window to side, under stairs storage cupboard.

Cloakroom

Hand basin on vanity unit, WC, extractor fan, natural oak flooring.

Main Living Room

5.06m x 3.95m (16' 7" x 13' 0") Double glazed bi fold doors to garden, double glazed window to rear, limestone fireplace surround, gas coal fire, media cables, two radiators.

Dining Kitchen With Breakfast Bar

5.48m x 5.30m (18' 0" x 17' 5") Double glazed window to rear, range of graphite grey wall and base cabinets, built in fan assisted electric oven and steam oven, fitted hob set on quartz work top, mirror splash back, stylish extractor hood, inset sink with fluted drainer, integrated fridge and freezer, integrated dishwasher, concealed central heating boiler, radiator, natural wood flooring, peninsular breakfast bar, led lighting, recessed ceiling lights.

Dining Area

Double glazed French doors to garden, radiator, natural wood flooring, recessed ceiling lights.

Home Office/ Reception Room

Double glazed window to front, fitted home office furniture to remain, radiator, natural wood flooring.

Utility Room

2.04m x 1.95m (6' 8" x 6' 5") Double glazed door to side, fitted wall and base cabinets, single sink unit, plumbed for washing machine, radiator, natural wood flooring, double glazed, extractor fan, access to storage loft.

FIRST FLOOR

Landing

Access to loft, pull down ladder, built in airing cupboard with hot water cylinder, radiator, recessed shelves.

Bedroom One

3.90m x 3.42m (12' 10" x 11' 3") (plus depth of wardrobe) Double glazed window to rear, fitted wardrobes, radiator.

En-Suite Shower Room

2.16m x 2.02m (7' 1" x 6' 8") Double glazed window to front, contemporary white suite comprising open shower cubicle, back to wall WC, hand basin set on vanity unit, tiled floor and walls, chrome heated towel rail, extractor fan, wall mirror, double glazed window to side.

Bedroom Two

3.86m x 3.02m (12' 8" x 10' 0") (plus depth of wardrobe) Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

2.92m x 2.78m (9' 7" x 9' 1") Double glazed window to rear, radiator.

Bedroom Four

2.95m x 2.82m (9' 8" x 9' 3") (Into wardrobe space) Double glazed window to front, fitted wardrobes, radiator.

Family Bathroom

2.38m x 2.00m (7' 10" x 6' 7") Double glazed window to front, bath, wall mounted hand basin on vanity unit, separate shower cubicle, drench shower, chrome heated towel rail, ceramic tiled floor and walls, extractor fan, recessed ceiling lights, LED wall mirror.

OUTSIDE

Double Garage

5.32m x 5.17m (17' 5" x 17' 0") Two remote control up and over rolling doors, power and light, access to loft storage, glazed door to garden.

Garden

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

Frontage

A deep frontage with private driveway for four cars. Laid to lawn with side garden.

Additional Information

Council Tax

Local Authority: Bromley
Council Tax Band: G