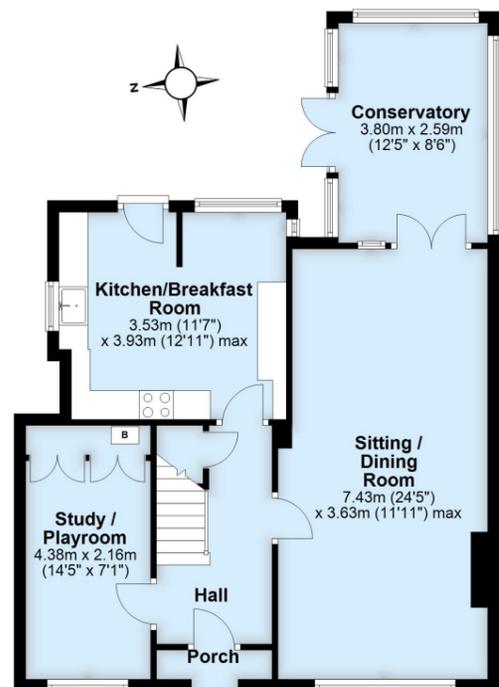


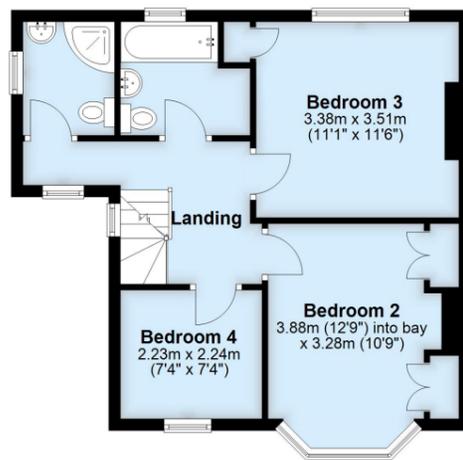
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



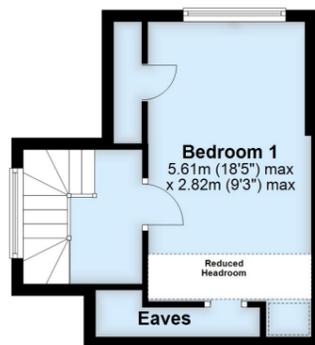
**Ground Floor**  
 Approx. 69.9 sq. metres (752.5 sq. feet)



**First Floor**  
 Approx. 45.2 sq. metres (486.9 sq. feet)



**Second Floor**  
 Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 137.7 sq. metres (1482.0 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

15 Grange Road, Orpington, Kent, BR6 8ED  
**Guide Price £795,000 Freehold**

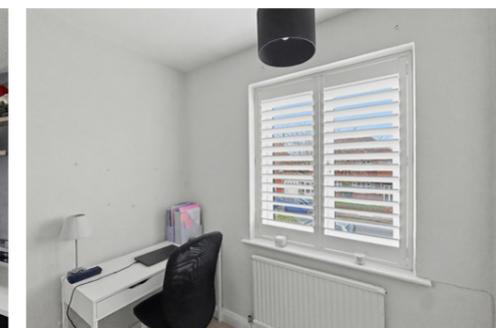
- Desirable Location
- Nearby Reputable Schools
- Four Bedrooms
- 108ft Family Garden
- Extended Semi Detached
- Close to Mainline
- Bathroom & Shower Room
- Private Driveway

## 15 Grange Road, Orpington, Kent, BR6 8ED

Take a look inside this deceptively spacious semi detached house situated in a highly sought after area in the Crofton area of Orpington, within close walking distance of reputable schools (Crofton, Darrick Wood and grammar schools St Olave's and Newstead Woods), Orpington mainline station (for fast and frequent services into London), PRU General Hospital, and good transport links in Crofton Road. The property briefly comprises four/five bedrooms arranged over three floors, a generous through lounge/diner, a bright breakfast kitchen, family bathroom, separate shower room (both first floor), double glazed conservatory and ground floor home office/5th bedroom. There is an attractive 108 ft rear garden, mainly laid to lawn and private driveway. Features include popular plantation shutters, gas central heating, double glazed windows (replacement windows and front door 2019), granite work surfaces, integrated kitchen appliances and well-presented interior throughout, planning permission approved Ref. 25/01126/FULL6 - See Agents Note, Exclusive to PROCTORS.

### Location

From Orpington Station, bear right into Crofton Road, drive over the mini roundabout, left into Crofton Avenue and Grange Road is on the left.



### GROUND FLOOR

#### Entrance Hall

Double glazed entrance door, radiator cabinet, under stairs meter cupboard, glazed interior doors.

#### Through Lounge/Diner

7.43m x 3.63m (24' 5" x 11' 11") Double glazed window to rear, plantation shutters, radiator, period style fire place surround with open working chimney breast and fire grate, open plan to dining area.

#### Dining Area

Double glazed French doors to conservatory, radiator cabinet, room thermostat.

#### Breakfast Kitchen

3.53m x 3.93m (11' 7" x 12' 11") Feature double glazed window to rear, double glazed window to side, range of modern wall and base cabinets, built in electric oven, gas hob set in granite work surface, extractor canopy, integrated single fridge, integrated fridge and freezer, Belfast sink with fluted drainer, plumbed for dishwasher and washing machine, recessed ceiling lights, heated towel rail, double glazed door to garden.

#### Double Glazed Conservatory

3.80m x 2.59m (12' 6" x 8' 6") Double glazed windows and French doors.

#### Home Office/Bedroom Five

4.38m x 2.16m (14' 4" x 7' 1") Double glazed window to front, plantation shutters, radiator, wall to wall storage cupboards, houses combination boiler.

### FIRST FLOOR

#### Landing

Double glazed window to front.

#### Bedroom Two

3.88m x 3.28m (12' 9" x 10' 9") Double glazed bay window to front, plantation shutters, alcove wardrobes, radiator.

#### Bedroom Three

3.38m x 3.51m (11' 1" x 11' 6") Double glazed window to rear, plantation shutters, built-in cupboard housing hot water cylinder, radiator.

#### Bedroom Four

2.23m x 2.24m (7' 4" x 7' 4") Double glazed window to front, plantation shutters, radiator.

#### Family Bathroom

Double glazed window to rear, white suite comprising bath, hand basin, W.C, chrome heated towel rail, wall cabinet.

#### Family Shower Room

Double glazed window to side, corner shower cubicle, electric shower, hand basin, W.C, chrome heated towel rail.

### SECOND FLOOR

#### Landing

Double glazed window to side.

#### Bedroom One

5.61m x 2.82m (18' 5" x 9' 3") Double glazed window to rear, skylight window to front, access to eaves.

### OUTSIDE

#### Rear Garden

108ft approx. East facing, paved patio area, laid to lawn, established borders with mature shrubs and trees, three garden sheds, wall lights.

#### Frontage

Private driveway to front.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Tax Band : F

#### Agents Note

#### Planning Permission Approval - Reference 25/01126/FULL6

Demolition of existing conservatory and first floor side extension. Construction of front porch, single storey side and rear extension and alterations to garage to include new door and new roof. Loft conversion with roof alterations to include hip to gable, front roof lights and replacement of rear dormer and elevational alterations.

