

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		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Petts Wood Office - 01689 606666

4 Lodge Close, Orpington, Kent, BR6 0QQ

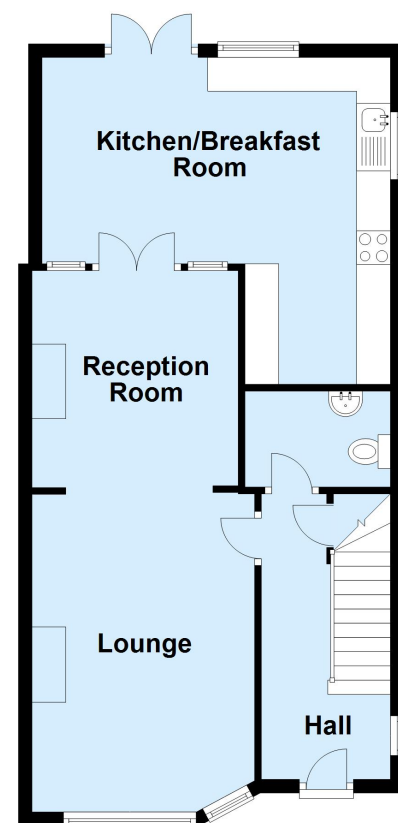
Guide Price £600,000 Freehold

- 1930s Semi Detached
- Cul-De-Sac Aspect
- Extended Dining Kitchen
- Close to Transport
- Three Bedrooms
- Two Reception Rooms
- Cloakroom Off Hall
- Parking Two Cars

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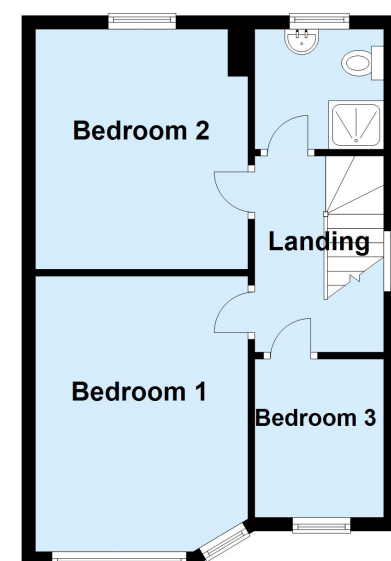
Ground Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



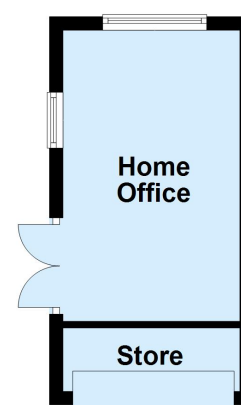
First Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



Outbuilding

Approx. 14.0 sq. metres (150.5 sq. feet)



Total area: approx. 110.2 sq. metres (1186.3 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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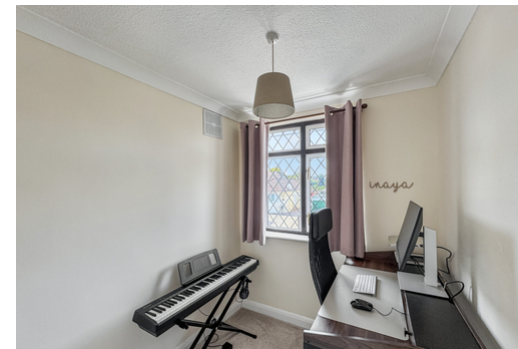
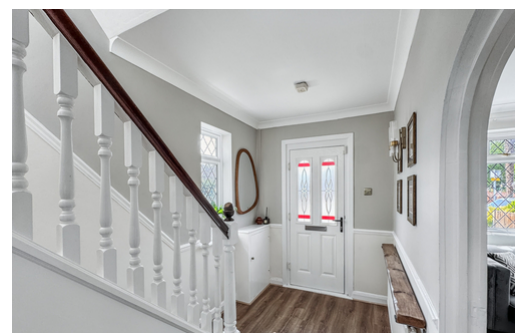
4 Lodge Close, Orpington, Kent, BR6 0QQ

GUIDE PRICE £600.000 TO £625,000

This 1930's semi detached house occupies a cul-de-sac aspect, within close walking distance of the High Street, good transport links and reputable nearby schools. The well presented interior comprises two reception rooms (through lounge), extended rear elevation offering a generous dining kitchen, a ground floor cloakroom off the hall, three well proportioned bedrooms and a family shower room. Outside you will note an attractive rear garden measuring 107ft, a paved terrace for alfresco dining, a converted garage with insulated interior currently serving as a well-planned home office/ guest room with double glazed windows and doors, useful storage section to front, plus a paved frontage for parking two cars. Features to note include double glazed windows and doors, a recently decorated turnkey interior, gas central heating by combination boiler, integrated cooking appliances, social dining space and desirable location. EXCLUSIVE TO PROCTORS.

Location

From Orpington High Street turn into Church Hill, turn right into Bark Hart Road, right into Lodge Crescent and continue straight onto Lodge Close.



GROUND FLOOR

Entrance Hall

3.42m x 1.77m (11' 3" x 5' 10") Double glazed entrance door, double glazed window to side, radiator, under stairs meter cupboard, cupboard housing electric meter, archway to living space.

Cloakroom

1.86m x 1.39m (6' 1" x 4' 7") Inner high level window, hand basin on vanity unit, W.C, concealed central heating boiler, extractor fan, chrome heated towel rail.

Lounge

3.53m x 3.15m (11' 7" x 10' 4") (into alcove) Double glazed window to front, feature fireplace, marble insert and hearth, wall lights, archway to sitting room.

Sitting Room

3.58m x 3.04m (11' 9" x 10' 0") (into alcove) Inner double glazed doors to dining kitchen, Limestone fire place surround with gas coal effect fire (not tested).

Dining Kitchen ('L' Shaped)

4.75m x 3.21m (15' 7" x 10' 6") (increases to 4.85m)

Dining Area

Double glazed French doors to garden, radiator, recessed ceiling lights, open plan to kitchen.

Kitchen Area

Double glazed window to rear, double glazed windows to side, range of contemporary wall and base cabinets, built-in Bosch electric oven, Bosch combination oven, gas hob set in granite work top, stainless steel extractor chimney, plumbed for washing machine, space for dishwasher, one and half bowl inset sink unit, recessed ceiling lights.

FIRST FLOOR

Landing

Double glazed window to side, access to loft via ladder.

Bedroom One

3.96m x 3.07m (13' 0" x 10' 1") Double glazed window to front, radiator.

Bedroom Two

3.23m x 3.07m (10' 7" x 10' 1") Double glazed window to rear, radiator.

Bedroom Three

2.15m x 1.91m (7' 1" x 6' 3") Double glazed window to front, radiator.

Family Shower Room

1.95m x 1.88m (6' 5" x 6' 2") Double glazed window to rear, contemporary white suite comprising hand basin on white gloss furniture, W.C, large shower cubicle, built in shower controls, extractor fan, recessed ceiling lights, chrome heated towel rail.

OUTSIDE

Rear Garden

107 ft. Paved patio area, ornamental fishpond, fan-shaped steps leading to lawn, established shrubs and trees, garden shed, side gate, outside power.

Garden Room/Home Office

5.0m x 2.0m (16' 5" x 6' 7") Fully insulated with double glazed French doors, double glazed window to side and rear, wall heater, (currently a home office/guest room).

Storage Garage

2.0m x 2.0m (6' 7" x 6' 7") Up and over door, brick built, ideal for bikes and general storage, circuit breaker. Via shared driveway.

Frontage

Paved frontage for off road parking.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: D