

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	80
(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

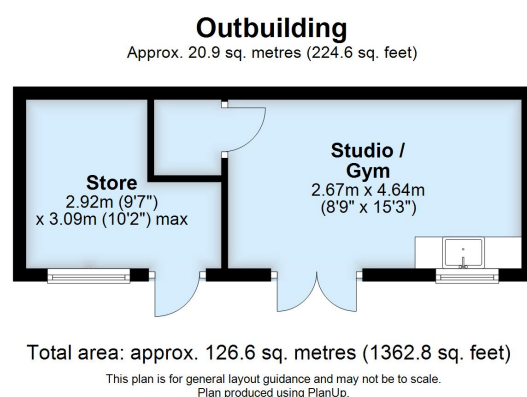
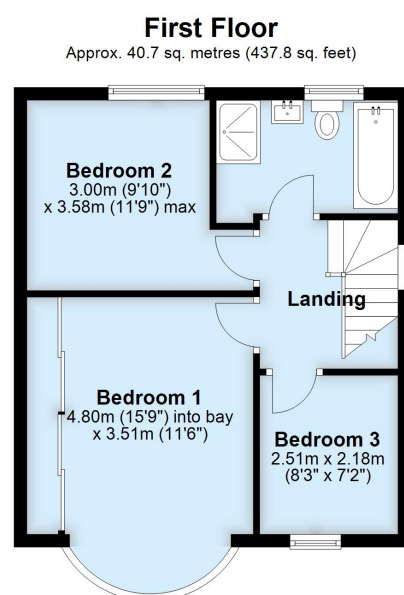
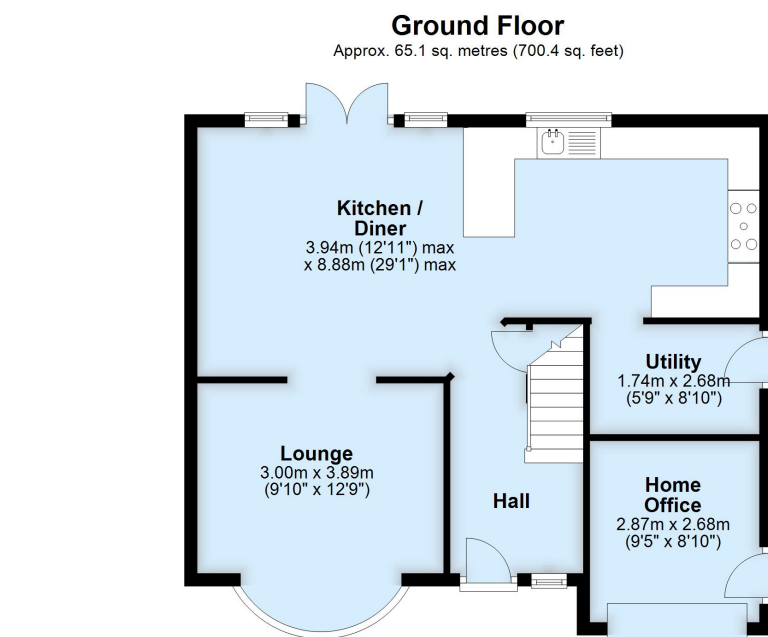


Viewing by appointment with our Petts Wood Office - 01689 606666

3 Valley Road, Orpington, Kent, BR5 3DG

Guide Price £600,000 Freehold

- Superior Semi Detached
- Turn-Key Interior
- Separate Utility Room
- Desirable Storm Shutters
- Three Bedrooms
- Social Dining Kitchen
- Large Exterior Studio
- Huge Frontage



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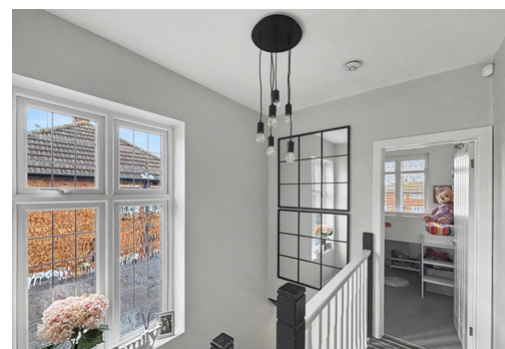
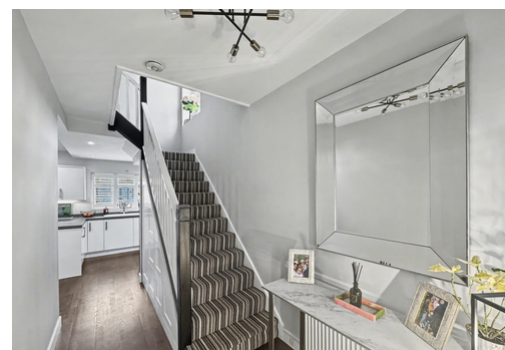


3 Valley Road, Orpington, Kent, BR5 3DG

This spacious 1930's bay-fronted semi detached offers a true turn-key interior and features a desirable social dining kitchen with peninsular breakfast area with an open plan appeal. The property comprises three well proportioned bedrooms, two reception rooms, stylish breakfast kitchen, separate utility room with garden access, a contemporary family bathroom with wet room shower and spacious semi open plan entrance hall with practical storage solutions for the growing family. Outside you will note a professional purpose built studio (currently set up for beauty treatments), a family sized garden laid to lawn measuring 78ft by 35ft, a converted garage used for a home office or storage, plus a deep frontage for several vehicles measuring 35ft by 35ft. Additional benefits include double glazed windows throughout, contemporary flooring, modern lighting, desirable storm shutters, neutral interior, well presented rooms, fitted wardrobes, security system and gas central heating by combination boiler to name a few. The property is well placed for nearby transport links (R11) serving Orpington High Street, Walnuts Centre, Nugent Shopping Park and St Mary Cray Station. There are nearby schools and excellent road links. EXCLUSIVE TO PROCTORS.

Location

Valley Road is situated just a short drive to Orpington amenities. Walkable transport links (R11) and nearby schools.



GROUND FLOOR

Entrance Door

Double glazed entrance door to front with double glazed window to side, radiator, open aspect to social living space, under stairs storage compartments.

OPEN PLAN SOCIAL SPACE

Open Plan Dining Area

Double glazed French doors and windows to rear, bespoke Venetian blinds, radiator, peninsular breakfast bar, radiator, recessed ceiling lights.

Breakfast Kitchen

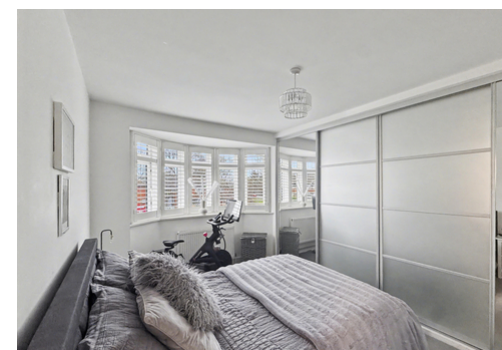
Double glazed window to rear with storm shutters, range of gloss white wall and base cabinets, integrated dishwasher, white ceramic one and half bowl sink unit, pelmet lighting, Rangemaster double oven (negotiable), American style fridge, freezer with plumbing (negotiable), recessed ceiling lights, Bose ceiling speakers for Sonos media if desired, door to utility room, stainless steel extractor chimney.

Utility Room

Double glazed door to side, range of gloss white wall and base cabinets, built-in cupboard housing Vaillant central heating boiler, plumbed for washing machine, space for tumble dryer, heated towel rail.

Lounge

Double glazed bay window to front, storm shutters, media wall with recessed display shelves and concealed lighting, wall lights, radiator, Sonos speakers (negotiable), feature real flame effect fire, radiator.



FIRST FLOOR

Landing

Feature double glazed window to side, access to loft via ladder.

Bedroom One

Double glazed bay window to front, storm shutters, wall to wall fitted sliderobes for ample storage, radiator.

Bedroom Two

Double glazed window to rear with storm shutters, radiator.

Bedroom Three

Double glazed window to front, storm shutters, radiator.

Bathroom With Wet Room Shower

Double glazed window to rear, Venetian blinds, contemporary white suite comprising bath, hand basin on vanity unit, back to cabinet W.C, open ended shower cubicle with glass screen, heated towel rail, recessed ceiling lights, ceiling extractors, ceramic tiled floor.

OUTSIDE

Rear Garden

78ft by 35ft approximately. Paved patio area, feature wall, path leading to outbuilding, outside lights, water tap, mainly laid to lawn, garden shed, side gate,

OUTBUILDINGS

Studio Room/ Multi Purpose Room

Double glazed French doors and double glazed window to front aspect, AC unit/ heat exchanger,,



Separate Wash Room

Wall mounted hand basis, light and extractor.

Side Storage Room

Double glazed window and double glazed door from garden side, 'L' shaped stainless steel kitchen unit and sink. Power and light. Exterior pelmet lights.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E

Home Office (former garage)

Double glazed entrance door to side of main building, recessed lights and power.

Frontage

A deep and wide frontage for several vehicles.