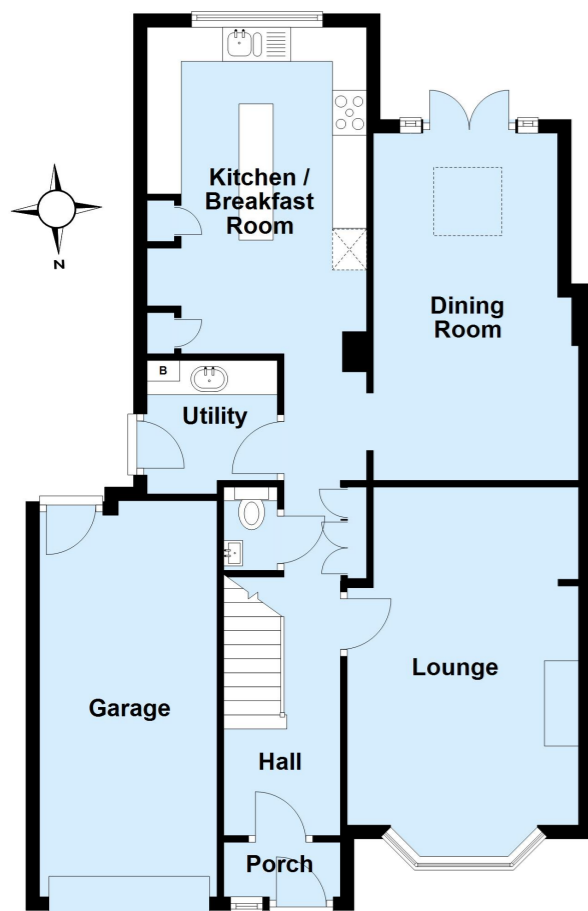


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



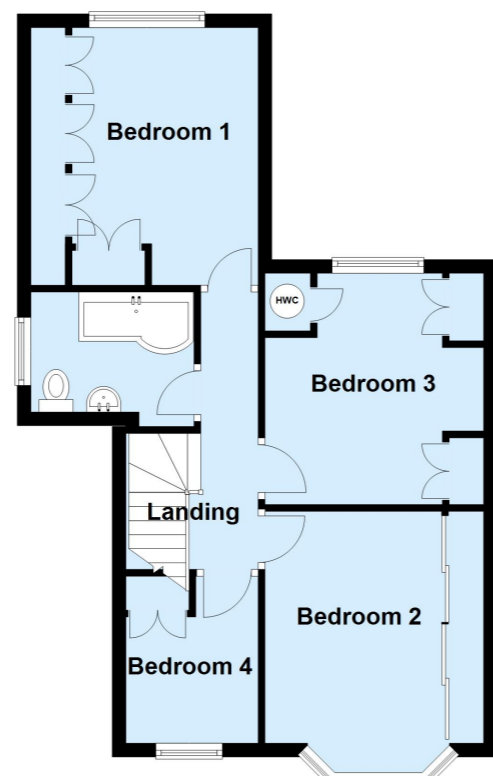
**Ground Floor**

Approx. 80.7 sq. metres (869.1 sq. feet)



**First Floor**

Approx. 51.3 sq. metres (551.9 sq. feet)



Total area: approx. 132.0 sq. metres (1421.0 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

34 Ashbourne Rise, Orpington, Kent, BR6 9PZ

**£775,000 Freehold**

- Deceptively Spacious
- Four Generous Bedrooms
- Breakfast Island Kitchen
- Family Sized Garden
- Extended Semi Detached
- Two Large Receptions
- Separate Utility Room
- Attached Garage

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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## 34 Ashbourne Rise, Orpington, Kent, BR6 9PZ

This semi detached family home features a double storey side and rear extension providing four well proportional bedrooms on the first floor plus extended ground floor living accommodation. The property is situated close to a great selection of reputable schools, Orpington mainline station (average 15 minutes' walk away), local transport links (R4), and Orpington town centre for a comprehensive range of shops, Walnuts leisure complex and restaurants. The accommodation features two main reception rooms, a breakfast island kitchen, separate utility room with central heating boiler, cloakroom of the entrance hall, bathroom with shower, double glazed storm porch and attached garage. Outside you will note a sizeable rear garden laid to lawn, private front garden and driveway for two cars. Additional benefits include double glazed windows, gas central heating, integrated kitchen appliances, American fridge freezer to remain, three double bedrooms and well presented interior throughout. **EXCLUSIVE TO PROCTORS.**

### Location

From Orpington station proceed towards Locksbottom, turn left into Tubenden Lane, left into Ashbourne Rise and the property is on the right.



### Ground Floor

#### Entrance Porch

Double glazed entrance door and full height window.

#### Entrance Hall

6.72m x 1.65m (22' 1" x 5' 5") Double glazed inner door, Karndean flooring, radiator, under stairs meter cupboard, storage cupboard, room thermostat, range of useful storage units.

#### Cloakroom

Back to cabinet W.C., hand basin on vanity unit, recessed mirror.

#### Lounge

5.2m x 3.35m (17' 1" x 11' 0") (into alcove) Double glazed bay window to front, feature fireplace, gas log fire, radiator, alcove arches.

#### Dining Room

5.34m x 2.98m (17' 6" x 9' 9") (into recess) Double glazed French doors to rear, Velux skylight, radiator.

#### Breakfast Island Kitchen

4.74m x 3.20m (15' 7" x 10' 6") Double glazed window to rear, range of gloss fronted wall and base cabinets, built in double oven/ grill, induction hob set with splash back to stainless steel extractor chimney, inset one quartz island with pendant lights above, One and a half bowl sink unit set in quartz work top, fluted drainer, integrated dishwasher and wine cooler, American fridge freezer plumbed for water, recessed ceiling lights, Karndean flooring,

recessed ceiling lighting, window blinds included.

#### Utility Room

1.86m x 1.86m (6' 1" x 6' 1") Double glazed door to side, wall and base cabinets, single sink unit, set in quartz work top, wall mounted central heating boiler, plumbed for washing machine, space for tumble dryer.

### First Floor

#### Landing

Double glazed window to side, access to loft via ladder (mostly boarded), radiator.

#### Bedroom One

3.75m x 3.17m (12' 4" x 10' 5") (into wardrobe) Double glazed window to rear, wall to wall fitted wardrobes, radiator.

#### Bedroom Two

4.19m x 3.08m (13' 9" x 10' 1") (into bay window and wardrobe) Double glazed window to front, fitted wardrobes, radiator.

#### Bedroom Three

3.36m x 3.14m (11' 0" x 10' 4") Double glazed window to rear, fitted wardrobes, built in airing cupboard, radiator.

#### Bedroom Four

2.45m x 1.89m (8' 0" x 6' 2") Double glazed window to front, built in wardrobe, radiator.

#### Family Bathroom With Shower

Double glazed window to side, white suite comprising back to cabinet W.C., hand basin on

vanity unit, bath with built in shower and screen, chrome heated towel rail, recessed ceiling lights, extractor fan.

### Outside

#### Garden

Paved patio area, raised lawn, decked seating area, two garden sheds, outside tap, door to garage, wall lights.

#### Attached Garage

5.60m x 2.55m (18' 4" x 8' 4") Up and over door, power and light.

#### Frontage

Private driveway for two cars.

### Additional Information

#### Council Tax

Local Authority: Bromley  
 Council Tax Band : E

