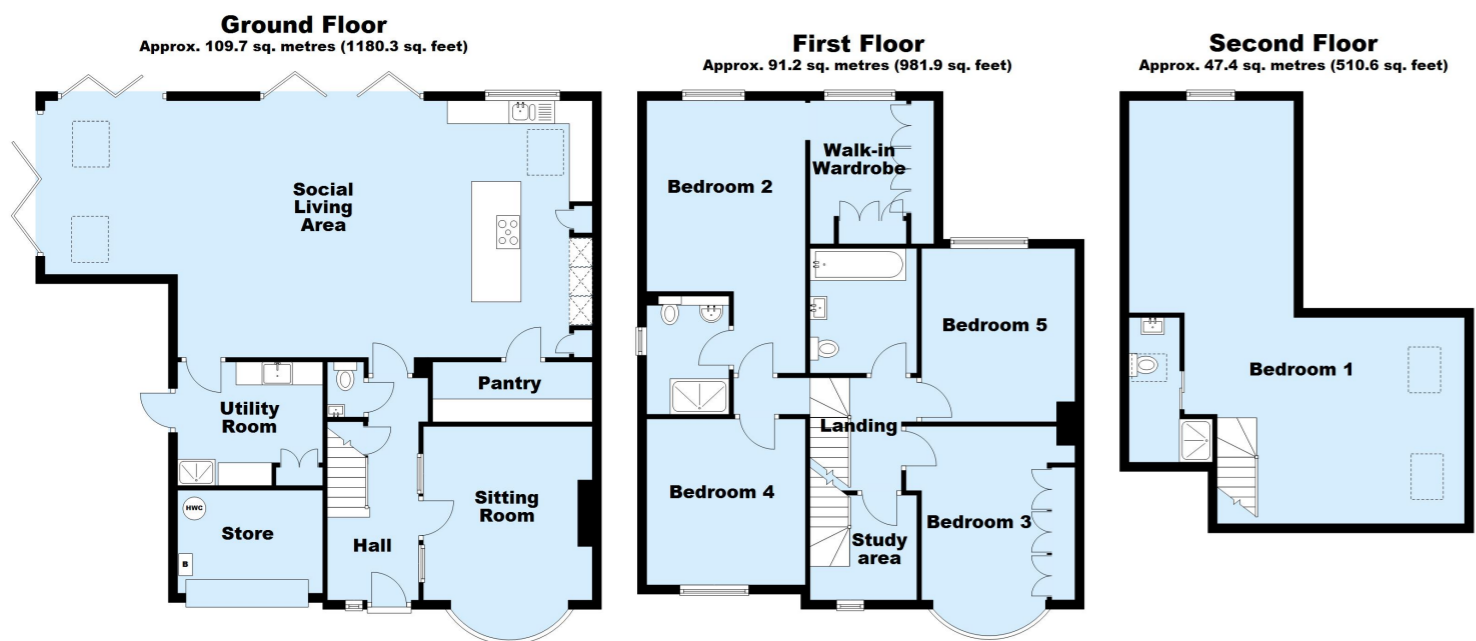


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Total area: approx. 248.3 sq. metres (2672.8 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.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

26 Scads Hill Close, Orpington, Kent, BR6 0EB

**Guide Price £1,150,000 Freehold**

- Substantial Semi (2672 sq.ft)
- Fully Refurbished 2021
- Five Double Bedrooms
- Huge Social Living Space
- Two EnSuites & Bathroom
- Under Floor Heating
- Pantry & Utility Room
- Nearby Reputable Schools

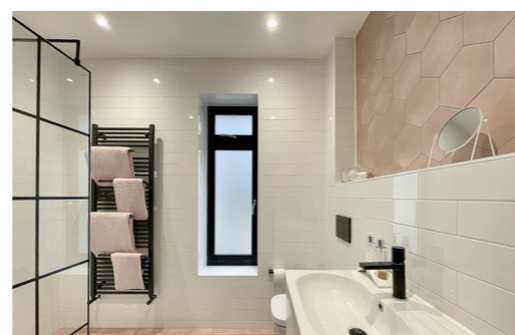


## 26 Scads Hill Close, Orpington, Kent, BR6 0EB

This transformed 1930's built semi-detached house has been skillfully extended by way of a wrap around double storey extension and loft conversion, providing extraordinary accommodation over three levels with an overall floor area of 2672.8 sq. ft so interior viewing comes highly recommended! There are five double bedrooms, two en-suite shower rooms, two en-suite dressing rooms, an enormous social living space of 11.350m by 5.510m, breakfast island kitchen, practical walk-in pantry room for perfect storage, separate utility room with pet shower, independent family bathroom with shower, cloakroom off the entrance hall, inner landing study area, and useful storage garage. Features to name a few include Amtico herringbone flooring on the entire ground floor, gas under floor heating (social living space), two air conditioning units, full LED ceiling lighting, integrated kitchen appliances, double glazed windows three sets of bi-fold doors, roof Velux windows, plantation window shutters, a full refurbishment programme, full gas central heating, pressurised hot water system, water softener, insulated rendering, resin bonded drive and new insulated roof. The property enjoys a quiet cul-de-sac aspect on the Petts Wood borders, convenient for reputable Perry Hall School, Crofton Schools (for Ofsted outstanding) nearby pre-schools, grammar schools St Olaves and Newstead Woods, walking distance to Petts Wood and Orpington mainline Stations, transport links close by, Petts Wood town centre and Station Square for an array of amenities, plus generous open green spaces for a variety of leisure pursuits. An exceptional family home awaits! Exclusive to PROCTORS.

### Location

Scads Hill Close is situated on the Petts Wood borders, convenient for an array of amenities.



### Ground Floor

#### Entrance Hall

Entrance door with double glazed side window, vertical radiator, under stairs meter cupboard, recessed lighting, Crittall interior French door and windows.

#### Cloakroom

Back to wall W.C., hand wash basin on vanity unit, recessed lighting.

#### Social Living Space

11.350m x 5.510m (37' 3" x 18' 1")

#### Family Living and Dining Area

Three sets of bi-fold doors with the additional benefit of Velux skylight windows, Amtico herringbone flooring with under floor heating, recessed lighting and ceiling speakers, air conditioning unit, recess for T.V. cable points.

#### Breakfast Kitchen With Island

Double glazed window to rear, range of contemporary wall and base cabinets, two fan assisted ovens, separate combi-oven, warming drawer, integrated tall fridge and separate tall freezer, wine cooler, inset double sink with hot tap, all quartz work surfaces, large breakfast island with inset induction hob and built-in extractor, recycling drawers, breakfast bar, Amtico Herringbone flooring with under floor heating, recessed lighting, Velux skylight.

#### Walk-in Pantry

2.66m x 1.25m (8' 9" x 4' 1") Range of matching base cabinets and quartz work surface, built-under drinks cooler, fitted display shelving, recessed lighting.

#### Utility Room

3.20m x 2.62m (10' 6" x 8' 7") Double glazed door to garden, fitted wall and base cabinets, quartz work surface, inset sink unit, plumbed for washing machine, recess for tumble dryer, recessed ceiling lights, extractor fan, tiled pet shower, tall larder cupboard.

#### Front Sitting Room

4.63m x 3.67m (15' 2" x 12' 0") (into bay window and alcove) Double glazed bay window to front, plantation shutters, wall to wall storage and shelving, recess for T.V., and display shelves, radiator, recessed lighting.

### First Floor

#### Landing

Stairs to second floor.

#### Bedroom Two

6.09m x 3.43m (20' 0" x 11' 3") Double glazed window to rear, plantation shutters, feature panelled wall, radiator, recessed lighting.

#### En-Suite Dressing Room

2.95m x 2.52m (9' 8" x 8' 3") (Into wardrobes) Double glazed window to rear, plantation shutters, wall to wall fitted wardrobes, radiator, recessed lighting.

#### En-Suite Shower Room

2.41m x 1.80m (8' 0" x 6' 0") Double glazed window to side, contemporary white suite with shower cubicle, drench shower, wall mounted hand wash basin on vanity unit, back to wall W.C., ceramic tiled floor and walls, heated towel rail, recessed lighting, extractor fan.

#### Bedroom Three

4.70m x 3.42m (15' 5" x 11' 3") (Into bay window and wardrobes) Double glazed bay window to front, plantation shutters, fitted wardrobes, radiator, recessed lighting.

#### Bedroom Four

3.60m x 3.42m (11' 10" x 11' 3") Double glazed window to front, plantation shutters, Amtico flooring, feature panelled wall, radiator, recessed lighting.

#### Bedroom Five

3.78m x 3.28m (12' 5" x 10' 9") Double glazed window to rear, plantation shutters, Amtico flooring, radiator, recessed lighting.

#### Family Bathroom And Shower

2.60m x 2.02m (8' 6" x 6' 8") Contemporary white suite comprising bath with built-in over shower, drench shower, wall mounted hand wash basin on vanity unit, back to wall W.C., heated towel rail, ceramic tiled floor and walls, extractor fan, LED wall mirror, recessed ceiling lights.

#### Inner Landing Study

2.26m x 2.24m (7' 5" x 7' 4") Double glazed window to front, plantation shutters, radiator, recessed lighting, stairs to main bedroom suite.

### Second Floor

#### Main Bedroom Suite

4.42m x 4.38m (14' 6" x 14' 4") Double glazed Velux windows to front and rear aspect, radiator, air conditioning unit, eaves storage, recessed lighting.

#### Dressing Room

4.86m x 3.58m (16' 0" x 11' 9") Double glazed window to rear, plantation shutters, radiator, recessed lighting.

#### En-Suite Shower Room

3.08m x 1.95m (10' 1" x 6' 5") Double glazed Velux window to side, wet room shower with drench shower, wall mounted hand wash basin on vanity unit, back to wall W.C., LED lighting, extractor fan, heated towel rail, eaves storage.

### Outside

#### Integral Storage Garage

3.40m x 2.32m (11' 2" x 7' 7") Electric up and rolling door, power and light, associated under floor heating system, water softener.

#### Rear Garden

Resin patio areas, laid to lawn, raised area with further lawn, access gate to woods. Side gate.

#### Frontage

Private driveway, resin bonded drive, parking for two cars, side access.

### Additional Information

#### Council Tax

Local Authority : Bromley  
 Council Tax Band : E

Estate Agents Act 1979 under personal interest we are obliged to inform all prospective buyers that the owner is related an employee of Proctors.