



Ethelbert Road | Orpington, Kent, BR5 3JN



Guide Price £475,000 - £500,000

Freehold

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## Ethelbert Road, Orpington

A four bedroom two bathroom house incorporating a self-contained Ground Floor Annexe area that has been transformed to serve as an ideal sanctuary or for those looking to work away from the office.

### Property Features

- Enjoying A Large Plot
- Versatile Layout
- Appox 1431 Square Feet Of Accommodation
- High Powered Water System
- Open Plan Living
- Two Bathrooms
- Lovely Quiet Street
- Large Driveway
- Close To Amenities
- Council Tax: D
- EPC Rating: D



## Interior

**Entrance Hall:** Dual aspect with double glazed opaque door and window to front. Door to inner Hall. Door leading to the annexe area. Leading directly into:-

**Utility Area:** Double glazed door to rear. Base units and space for washing machine.

**Lounge/Dining Room:** 7.47m x 5.1m (24'6" x 16'9") (Maximum dimensions and L-shaped). Dual aspect with double glazed bay window to front and double glazed window to rear. Double glazed door to rear. Feature fireplace. Two radiators. Fitted carpet. Open aspect to:-

**Kitchen Area:** Fitted with a matching range of wall and base units with work surfaces. Integrated double oven, gas hob and extractor. Space for fridge freezer. Sink unit & drainer. Space for a dish washer. Vinyl flooring.

**Landing:** Double glazed window to front and side. Access to loft, radiator and fitted carpet.

**Bedroom 1:** 3.58m x 3.3m (11'9" x 10'10") Double glazed Bay window to front, radiator and fitted carpet.

**Bedroom 2:** 3.6m x 2.95m (11'10" x 9'8") Double glazed window to rear, mirror fronted fitted wardrobe, radiator and fitted carpet.

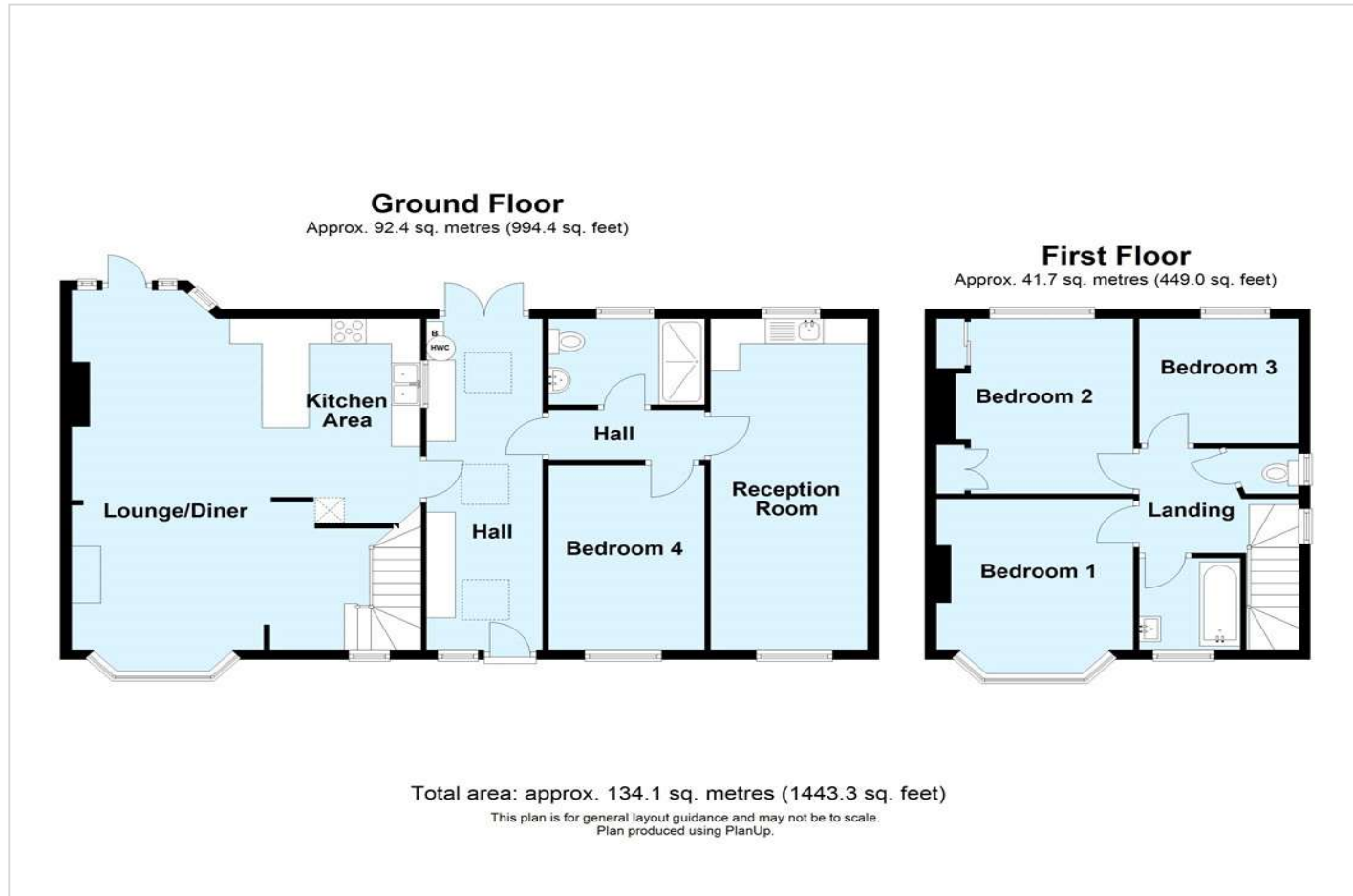
**Bedroom 3:** 2.54m x 2.36m (8'4" x 7'9") Double glazed window to rear, radiator and fitted carpet.

**Bathroom:** Fitted with a panelled bath with shower over and pedestal wash hand basin. Heated towel rail. Double glazed opaque window to front. Attractive tiled walls and flooring.

**Separate WC:** Double glazed opaque window to side.

### Annexe Area

**Hallway:** With fitted carpet.



**Living Area:** 6.5m x 8'7 (21'4" x 8'7) Incorporating a Kitchenette area with wall and base units. Sink unit & drainer. Laminate flooring. Double glazed window to rear. To the lounge area there is a double glazed window to front, radiator and fitted carpet.

**Shower Room:** Fitted with a walk in cubicle with an Aqualisa thermostatically controlled shower to stop any change in temperature, pedestal wash hand basin and wc. Heated towel rail. Double glazed opaque window to rear.

**Bedroom 4:** 3.89m x 2.62m (12'9" x 8'7") Double glazed window to front, radiator and fitted carpet.





## Exterior

Front Garden: With a lawn and pathway to front.

Rear Garden: Measuring approximately 70ft in width. Laid to lawn with a patio area.

Large Driveway: Providing off road parking for numerous cars.

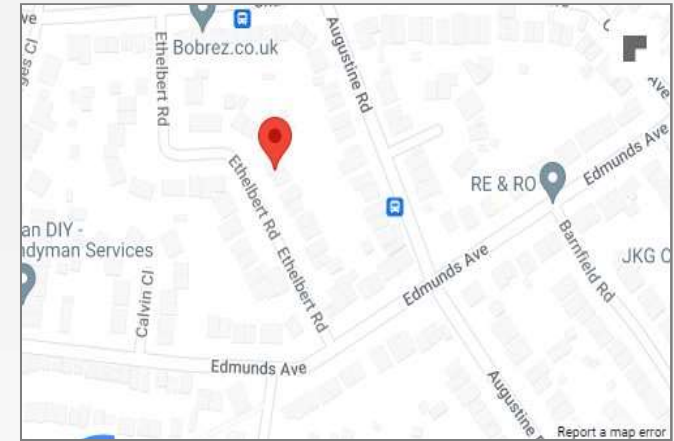
## Additional Information

Ethelbert Road is conveniently situated for a range of local amenities including Nugent Park Shopping Centre and St Mary Cray Station. The property is also only a short drive to Orpington High Street and Station.

The property offers versatile accommodation and can be used as a four bedroom with additional living space or as a three bedroom with an annexe area.

## Property Location

Ethelbert Road, Orpington, Kent, BR5 3JN



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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