



Holywell Close | South Orpington, Kent, BR6 9XP



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Guide Price £795,000 - £825,000

Freehold

EPC = C

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Holywell Close

South Orpington

An opportunity to purchase this superb four bedroom, two bathroom detached house situated on the popular Maples development. The property is conveniently situated for Orpington Town Centre & Station.

Property Features

- Modern & Stylish Decor
- Ground Floor Cloakroom
- Custom Built Conservatory
- Bespoke Fitted Kitchen
- En-Suite & Family Bathroom
- Sought After Location
- Close To Warren Road & St Olaves Schools



Interior

Entrance Porch: Double doors to front and leading to:-

Entrance Hall: Double glazed door and Engineered Wood flooring.

Family/Playroom: 5.03m x 2.51m (16'6" x 8'3") Double glazed window with shutters to front, radiator and Engineered Wood flooring.

Lounge: 4.93m x 4.04m (16'2" x 13'3") (Maximum dimensions). A light and spacious room that features a double glazed box bay window to front with 'Thomas Sanderson' shutters. Attractive marble and limestone fireplace with living flame gas fire. Understairs storage cupboard. Radiator, Engineered Wood flooring and large archway to:-

Dining Area: 2.8m x 2.44m (9'2" x 8') Well suited for formal entertaining. Radiator, Engineered Wood flooring and French doors leading to:-

Conservatory: 3.23m x 2.97m (10'7" x 9'9") Custom built with double glazed panels, brick base and pitched roof. Double glazed French doors opening directly on to the patio.

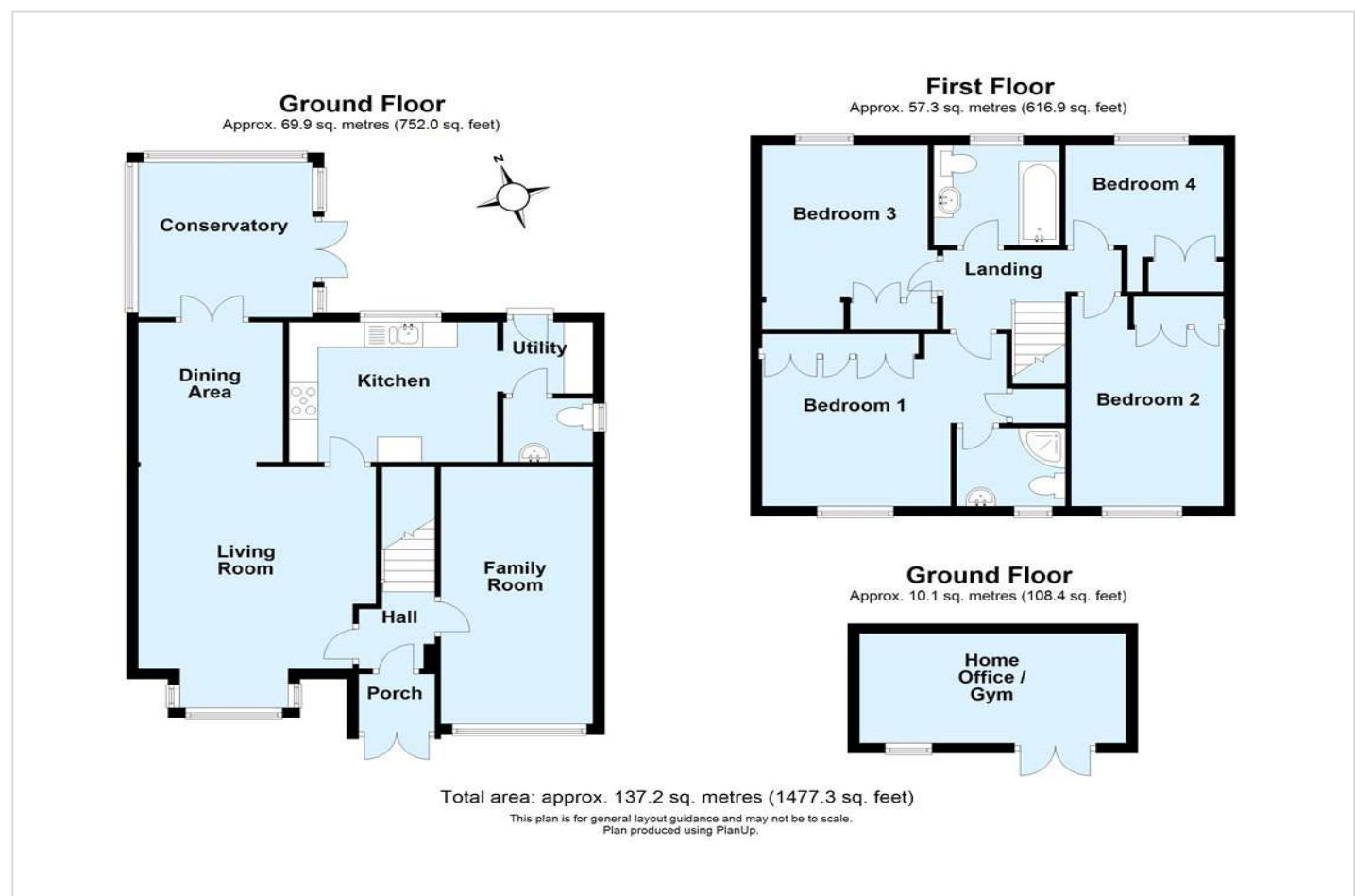
Fitted Kitchen: 3.58m x 2.97m (11'9" x 9'9") Comprehensively fitted with a contemporary range of black high gloss wall and base units with complimentary work surfaces. Integrated 'Siemens' fan oven, induction hob, 'Technik' glass extractor hood and 'Neff' dishwasher. Blanco sink unit with 'Quooker' boiling tap. Samsung fridge freezer to remain. Plinth heating. Feature L.E.D kickboard lighting. down Double glazed window to rear. Wood laminate flooring.

Utility Area: 1.68m x 1.55m (5'6" x 5'1") Wall and base units. Separate washer/dryer and tumble dryer to remain. Wood laminate flooring and double glazed door leading to rear garden.

Ground Floor Cloakroom: With a wash hand basin set in vanity unit and wc. Double glazed opaque window to side. Radiator and wood laminate flooring.

Landing: Access to loft and Engineered Wood flooring.

Bedroom 1: 4.06m x 3.45m (13'4" x 11'4") (Maximum dimensions). Double glazed window to front. Fitted 'Spacemaker' range of bedroom furniture including chest of drawers. Radiator, additional storage cupboard, Engineered Wood flooring and access to:-



En-Suite Shower Room: Fitted with a contemporary three piece suite comprising walk in shower, wash hand basin and wc. Double glazed opaque window to front. Radiator. Attractive tiled walls. Underfloor heating.

Bedroom 2: 4.14m x 2.67m (13'7" x 8'9") Double glazed window to front with 'Thomas Sanderson' shutters. 'Spacemaker' fitted wardrobes. Radiator and Engineered Wood flooring.

Bedroom 3: 3.53m x 2.87m (11'7" x 9'5") Double glazed window to rear. 'Spacemaker' fitted wardrobes. Radiator and Engineered Wood flooring. Pull down stowaway bed.

Bedroom 4: 2.64m x 2.44m (8'8" x 8') Double glazed window to rear. 'Spacemaker' fitted wardrobes. Radiator and Engineered Wood flooring. Pull down stowaway bed.

Family Bathroom: Fitted with a matching three piece suite comprising panelled bath with shower attachment, wash hand basin set in vanity unit and wc. Fitted mirror with lighting. Double glazed opaque window to rear. Chrome heated towel rail. Attractive tiled walls and flooring.



Exterior

Rear Garden: Artificial lawn and paved patio area. Additional wood decked patio at the rear. Side access and gate.

Home Office/Gym: 14'11 x 7': With power and lighting. Wood flooring.

Private Driveway: Providing off road parking to front for two cars.

Additional Information

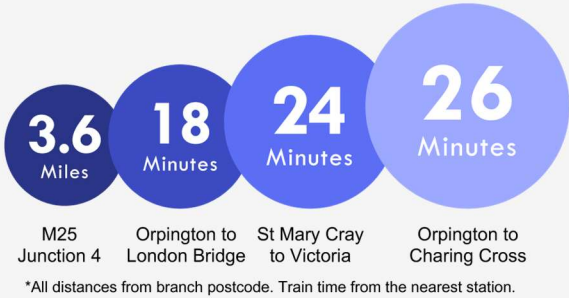
Holywell Close is situated on the popular south side of Orpington and ideally located for Orpington hospital, station, local bus routes and various quality schools including Warren Road.

Travel times from Orpington Mainline Station to London Bridge, approximately 20 minutes.

The vendor has advised us that there is an estate charge of approximately £126.00 half yearly in April and October for the upkeep of the grounds to the estate.

Property Location

Holywell Close, South Orpington, Kent, BR6 9XP



**FOR MORE INFORMATION
CONTACT US TODAY.**

01689 833322
Robinson Jackson
292 High Street,
Orpington,
Kent BR6 0NF
orpington@robinson-jackson.com

