



Flint Down Close | Orpington, Kent, BR5 2ND



£800,000 Freehold

# Flint Down Close, Orpington

Internal viewing is essential to fully appreciate the versatile & spacious accommodation of this superb four bedroom family home situated on the popular Walsingham Gate development. 'CHAIN FREE'.

## Property Features

- Executive Detached House
- Ground Floor Cloakroom
- 18ft Master Bedroom Suite
- The Wood Flooring Is By 'Juncokers'
- Fitted With Central Vacuum System
- Popular Sought After Development
- Outbuilding/Shed At Side Of The Property
- In Catchment Of Many Grammar & Private Schools
- Wider & Easy To Maintain Garden
- Garage With Multiple Uses
- Close to Several Amenities
- CHAIN FREE
- Council Tax: G
- EPC Rating: C



## Interior

**Entrance Hall:** Spacious with double glazed windows to front. Wooden flooring. Attractive staircase with glass Balustrade. Understairs storage cupboard and additional storage cupboard. Vertical designer radiator. Inset spotlights.

**Ground Floor Cloakroom:** Fitted with a contemporary cloakroom suite comprising wc with push button concealed cistern and wash hand basin set in vanity unit. Radiator. Double glazed window.

**Lounge:** 4.9m x 4.1m (16'1" x 13'5") Double glazed window to front, contemporary fireplace, wooden flooring, vertical designer radiator. Open access into:-

**Dining Room:** 3.7m x 3.35m (12'2" x 11') Double glazed window and doors opening onto rear garden, wooden flooring and radiator. Door to:-

**Study/Bedroom 5:** 2.41m x 2.41m (7'11" x 7'11") This versatile room has many uses and has been used as an office and 5th bedroom by the current owners. Double glazed window to rear, radiator and wooden flooring.

**Kitchen/Breakfast Room:** 3.9m (max) x 3.07m (12'10" (max) x 10'1") Comprehensively fitted with a range of matching units with contrasting work surfaces over. Sink unit with drainer and mixer tap. Built in double oven and gas hob. Inset spotlights. Double glazed window overlooking rear garden. Attractive tiling. Door leading to:-

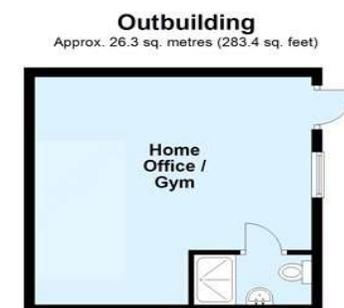
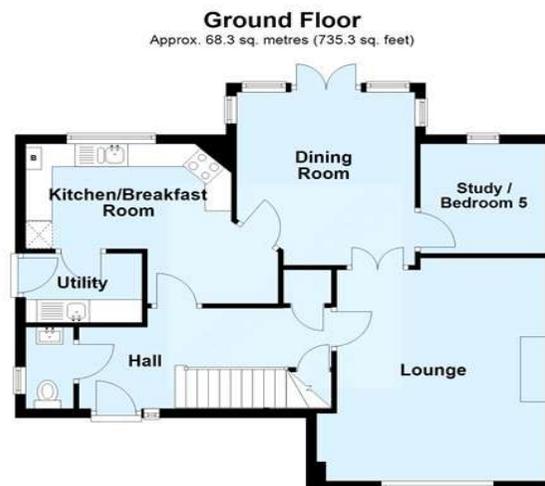
**Utility Room:** 2.16m x 1.55m (7'1" x 5'1") With units and work surfaces matching the kitchen and a further sink unit with drainer and mixer tap. Washing machine and dishwasher. Attractive tiling. Double glazed door to side providing access to garden and garage.

**Landing:** With a continuation of the glass Balustrade, wooden flooring and radiator. Built in storage cupboard.

**Bedroom 1:** 3.96m x 3.43m (13' x 11'3") Double glazed window to rear, radiator and wooden flooring. With walk through dressing room and en-suite shower room.

**Dressing Area:** 2.03 (6'8")m x 1.73 (5'8")m (to the wardrobes) Fitted with a range of wardrobes. Wooden flooring. Door leading to:-

**En-Suite Shower Room:** Fitted with a contemporary 4-piece suite comprising spacious walk in 'Hansgrohe' shower, 'Villery & Bosch' wc with concealed push button cistern and bidet, wash hand basin. Attractive tiling with feature wall, inset spotlights and with taptile touch control switch.



Total area: approx. 162.2 sq. metres (1745.8 sq. feet)

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

**Bedroom 2:** 3.48m x 3.28m (11'5" x 10'9") Double glazed window to rear, radiator and wooden flooring. Fitted wardrobes.

**Bedroom 3:** 3.45m x 3.18m (11'4" x 10'5") Double glazed window to rear, radiator and wooden flooring. Fitted wardrobe and overhead units.

**Bedroom 4:** 2.6m x 2.44m (8'6" x 8') (Currently being used as an office). Double glazed window to front radiator and wooden flooring.

**Bathroom:** Fitted with a contemporary three piece suite comprising spacious walk in shower cubicle, wash hand basin with push button cistern and wash hand basin set in vanity unit.





## Property Location

Flint Down Close, Orpington, Kent, BR5 2ND



## Exterior

The property is situated on one of the larger plots within the development in a cul-de-sac of 4 houses and benefits from a wider garden than most that measures approximately 50'1 x 42'.

There is also some garden area to the front. The gardens are well maintained with a range of trees and bushes and a spacious patio area to the side and rear of the house.

Large Driveway: Providing off road parking of 4/5 cars and leading to:-

Detached Garage: Measuring approx. 17ft x 16ft. PLEASE NOTE: The garage is currently is not suitable for vehicular access. The inside of the garage has power, lighting and insulation but a wall has been put up in front of the garage doors so the garage can be used as an office/gym/playroom etc... There is also a cloakroom wc within the garage as well as loft storage. The garage can easily be transformed back into a garage.

## Additional Information

The property is situated in the popular and sought after Walsingham Gate Development and is convenient for a range of amenities. There are also several Schools close by and easy access to the A20/M25. In catchment area of many grammar and private schools.

**FOR MORE INFORMATION CONTACT US TODAY.**

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