



Perry Hall Close

Orpington | Kent | BR6 0HU



Perry Hall Close

Orpington, Kent, BR6 0HU

Guide Price £725,000 - £750,000

Freehold

Internal viewing is essential to fully appreciate the size & versatility of this extended FOUR/FIVE BEDROOM, & FOUR BATHROOM chalet style bungalow that is situated conveniently for the High Street.

Benefitting from:

- Potential To Create An Annexe (STPP)
- Set At The End Of A Quiet Close
- Modern Decor In Neutral Tones
- Two Ground Floor Bedrooms With En-Suites
- Ground Floor & First Floor Bathrooms
- Cloakroom With WC
- Large Front Garden
- Gated Rear Parking For Several Cars
- Close To St Olaves School
- Council Tax: E
- EPC Rating: D



Accommodation

Entrance Hall: Double glazed French doors to front. Radiator, storage cupboard and laminate flooring.

Large Reception/Family Room: 8.97m x 4.32m (29'5" x 14'2") (Narrowing to 10'3). Double glazed sliding door opening onto a patio. Double glazed windows to rear. Additional door to rear. Laminate flooring.

Kitchen/Dining Room: 9.5m x 3.45m (31'2" x 11'4") (Maximum dimensions). Fitted with a modern range of wall and base units with Granite work surfaces. Two integrated ovens, gas hob & extractor canopy. Space for fridge freezer and washing machine. Two radiators. Two Velux rooflights. Space for table & chairs. Double glazed windows to side and double glazed French doors opening onto the patio.

Cloakroom: With wash hand basin and wc. Heated towel rail.

Bedroom 2: 3.5m x 2.62m (11'6" x 8'7") Double glazed window to front, radiator and laminate flooring. Access to:-

En-Suite Shower Room: With walk in shower cubicle, wash hand basin set in vanity unit and wc. Heated towel rail.

Bedroom 5/Reception Room: 4.06m x 3.38m (13'4" x 11'1") Double glazed window to front, radiator and laminate flooring.

Inner Hall: Double glazed door to side. Access to:-

Bedroom 1: 3.86m x 3.45m (12'8" x 11'4") Double glazed French doors opening onto the front garden. Double glazed window to front. Radiator and laminate flooring. Access to:-

En-Suite Shower Room: With walk in shower cubicle, wash hand basin set in vanity unit and wc. Heated towel rail. Double glazed window to side.

Family Bathroom 1: Fitted with a panelled bath, wash hand basin set in vanity unit and wc.

First Floor Landing: Double glazed skylight window to front. Fitted carpet.

Bedroom 3: 6.53m x 2.36m (21'5" x 7'9") Dual aspect with





double glazed skylight window to front and double glazed window to rear. Radiator and fitted carpet.

Bedroom 4: 4.45m x 2.92m (14'7" x 9'7") Sloped ceiling. Double glazed skylight window to front, eaves storage, radiator and fitted carpet.

Family Bathroom 2: Fitted with a panelled bath, wash hand basin set in vanity unit and wc. Heated towel rail. Two double glazed windows to rear.

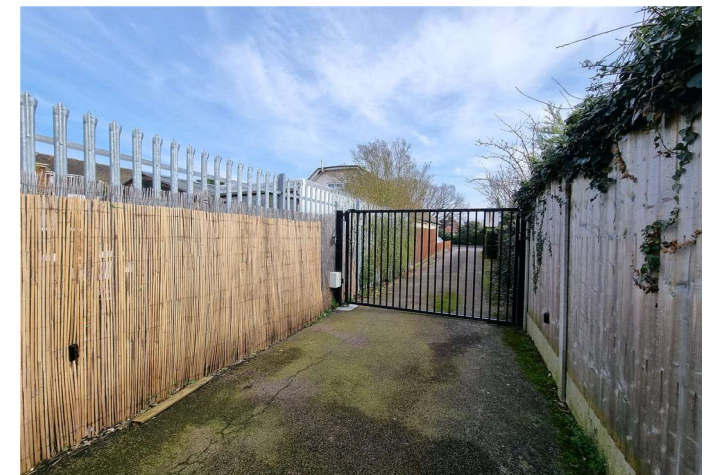
Exterior

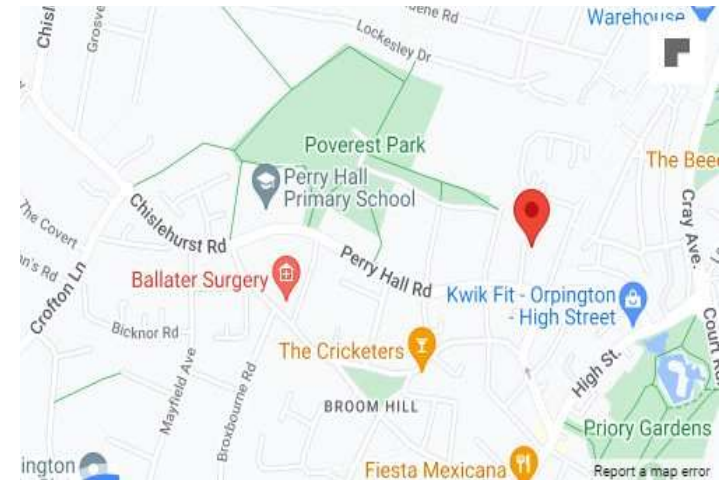
Shared Access To Front: With private gate in turn giving access to:-

Large Enclosed Front Garden: Mainly laid to lawn with pathway to front.

Rear Garden: Large patio area with steps to a lawn. Wood sheds.

Large Rear Driveway: Accessed via electric gates in Goodmead Road.





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

John Speer - Branch Partner

01689 833322

Robinson Jackson
292 High Street,
Orpington,
Kent BR6 0NF

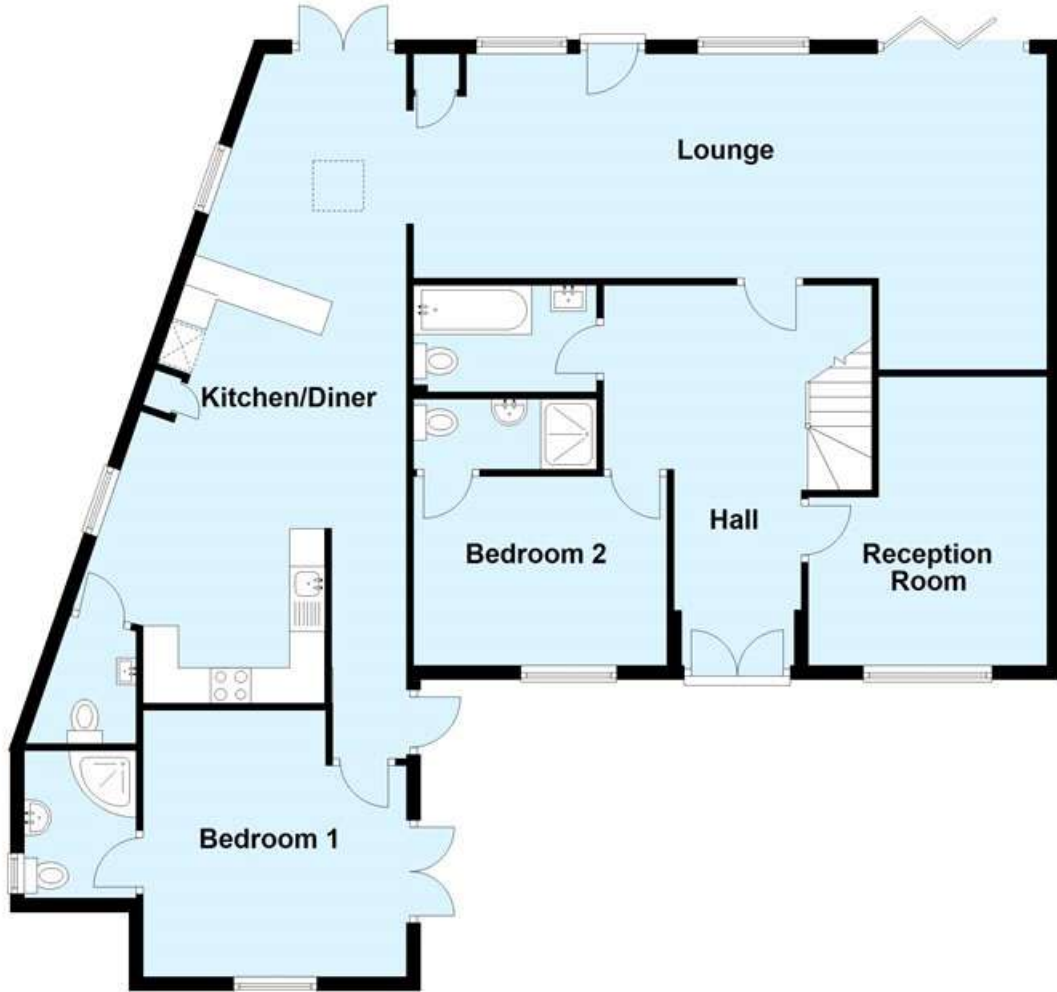
orpington@robinson-jackson.com

SALES | MORTGAGES | LEGALS

ROBINSON-JACKSON

Ground Floor

Approx. 131.5 sq. metres (1415.7 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 173.6 sq. metres (1869.0 sq. feet)

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

