



ASKING PRICE

**£995,000**

**Homesdale Road**

Orpington, BR5 1JS

## PROPERTY SUMMARY

Set on a generous corner plot, this impressive five-bedroom detached home is located in the highly sought-after Petts Wood East. Thoughtfully extended by the current owners, the property offers spacious and flexible accommodation.

The ground floor comprises a guest cloakroom, entrance hall, three well-proportioned reception rooms – a bright lounge, a formal dining room, and a family room, along with a separate study. The fitted kitchen is complemented by a separate utility room and enjoys direct access to the integral garage.

Upstairs, the principal bedroom benefits from its own en-suite shower room, there are four further double bedrooms providing excellent family accommodation. Two of these bedrooms share a Jack and Jill shower room, and a modern family bathroom serves the remaining two rooms.

Externally, the rear garden is mainly laid to lawn with conifers along one border, offering both privacy and greenery. A paved patio area provides the perfect spot for outdoor dining or entertaining, while the front of the property features extensive off-street parking for several vehicles.

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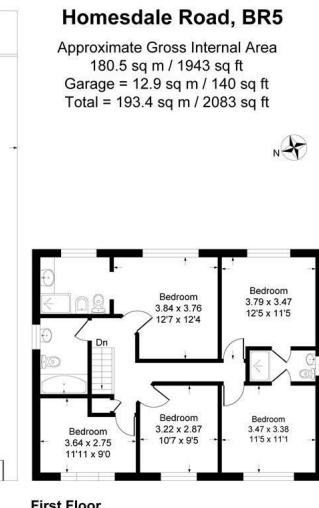
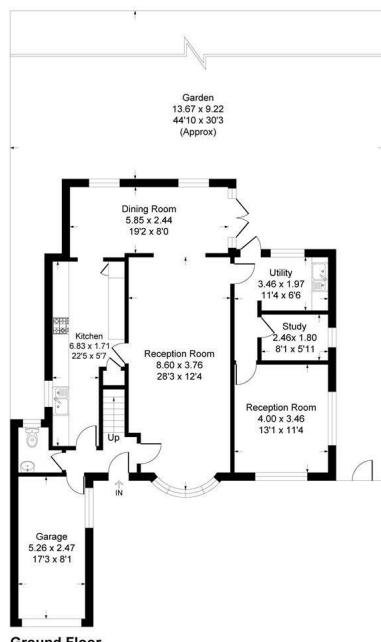
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### Homesdale Road, BR5

Approximate Gross Internal Area  
180.5 sq m / 1943 sq ft  
Garage = 12.9 sq m / 140 sq ft  
Total = 193.4 sq m / 2083 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC RATING: C COUNCIL TAX BAND: G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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