
Sinclair Hammelton
GUIDE PRICE
£1,150,000
Kingsway
Orpington, BR5 1PP

PROPERTY SUMMARY

GUIDE PRICE £1,150,000 - £1,200,000

NO ONWARD CHAIN

Sinclair Hammelton are delighted to market this extended and stylishly-presented 4 bedroom and 2 bath/shower room (+ ground floor W.C) semi-detached house, situated on the ever-coveted Kingsway within Petts Wood East.

Internally, to the front of the ground floor you will find a wide and welcoming hallway and an ample-sized living room featuring a bay-window, with the original charming fireplace also retained. There is also further reception space in the form of a dining area which again features an attractive fireplace. In turn this area leads to what is undoubtedly the focal point of the property, with that being its impressive extended open-plan kitchen/dining room to the fear, featuring; an extensive range of high-quality cabinetry and ample work surface space, as well as integrated appliances and a central island. This space is also inundated with natural light via both two sets of bi-folding doors as well as skylight windows. Seamlessly, this space then leads to a handy utility room, uniform in appearance with the kitchen. In turn the utility room then also conveniently

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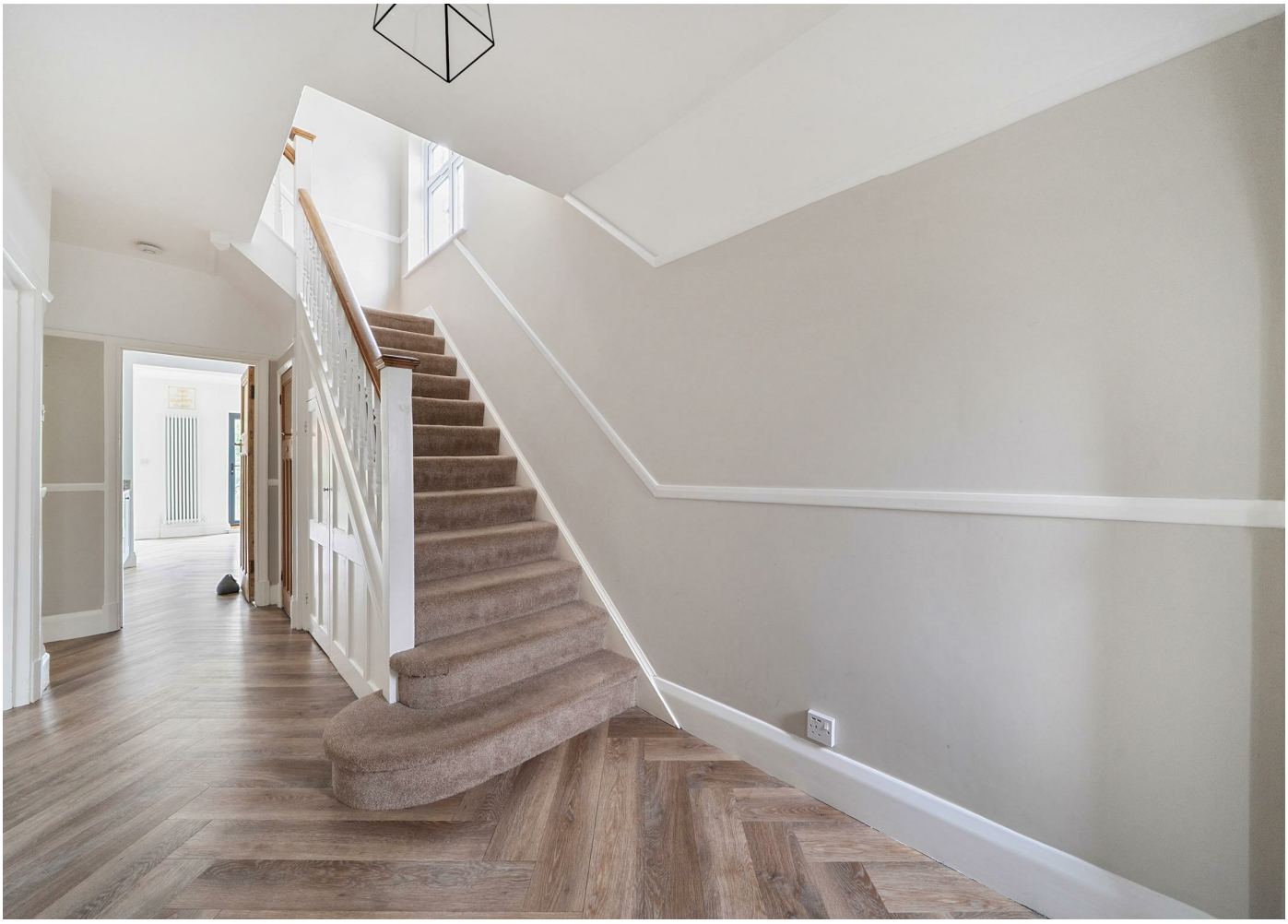












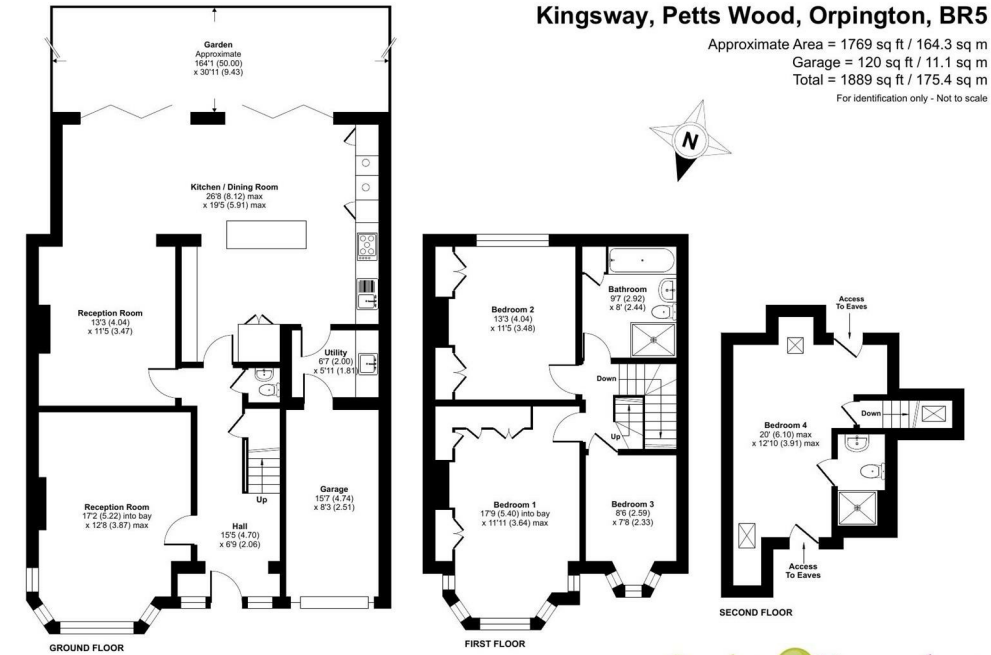






Kingsway, Petts Wood, Orpington, BR5

Approximate Area = 1769 sq ft / 164.3 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 1889 sq ft / 175.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Withers & Curling. REF: 1535994

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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:** F

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

Sinclair Hammelton

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