



GUIDE PRICE

£1,150,000

Grosvenor Road

Orpington, BR5 1QT

PROPERTY SUMMARY

GUIDE PRICE £1,150,000-£1,250,000 Positioned on a large corner plot of Grosvenor Road, is this stunning four bedroom detached house offered to the market. Grosvenor Road is an ever popular, tree lined road located in Petts Wood East. The ground floor of the property offers a large through reception/dining room which stretches the length of the property, offering an abundance of natural light, the large well equipped kitchen with integrated appliances and a downstairs WC. The ground floor also benefits from an integrated garage, which offers the possibility of being converted to double front the property. One of the standout features of the ground floor is the conservatory, which has been thoughtfully upgraded for year-round use, benefitting from an insulated roof and underfloor heating. This underfloor heating is one of five independently programmable heating zones throughout the property, allowing for efficient and customised comfort. The first floor boasts a large principle bedroom with its own en-suite, two double bedrooms with stunning views over the rear garden, a fourth good sized bedroom, another WC and a separate family bathroom suite. Externally the property offers another garage, this time detached, a large driveway large enough for multiple cars and a beautiful laid to lawn front garden. To the rear you will find the stunningly presented and well maintained rear garden, offering sunlight at all times of the day. Location wise, the property is perfectly located for commuters, being just 0.7 miles from Petts Wood station and 0.7 miles from Orpington station. There are a number of well regarded local schools such as Perry Hall Primary (0.3 miles) and Crofton Schools (0.4 miles).

4



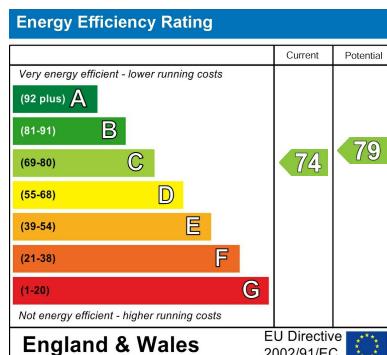
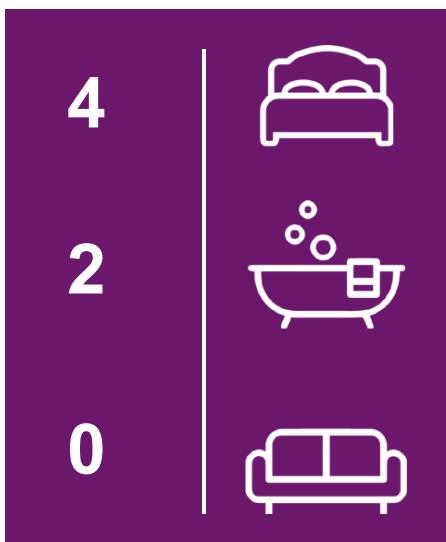
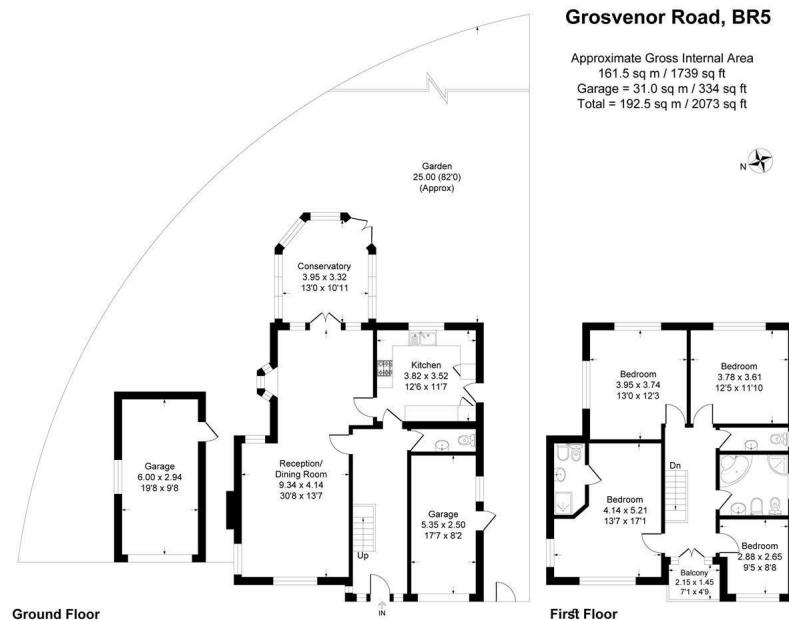
2



0







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

Sinclair Hammelton

OFFICE ADDRESS
1 Chatsworth Parade
Kent
BR5 1EF

OFFICE DETAILS
01689 806 770
infopw@sinclairhammelton.co.uk