

## Orpington

352 High Street (Next to Tesco)  
Orpington  
Kent BR6 0NQ

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## Offices also at:

**Bromley South/Park Langley**  
**T:** 020 8464 3030

**Green St Green**  
**T:** 01689 850136

**Petts Wood**  
**T:** 01689 819991



10 Polperro Close, Orpington, BR6 0WB

£475,000

**This stunning 1970's built semi detached house is situated next to the " outstanding" Perry Hall primary school and is with easy access of public transport, local shops and Poverest recreation ground. Extended and with potentially scope to extend further (STPP) it offers good sized accommodation and is beautifully presented. Upstairs are 3 good sized bedrooms and a lovely antique style bathroom whilst downstairs is a shower room, well appointed reception rooms and a luxury kitchen with built in appliances. The rear garden is small but has been beautifully landscaped and enjoys a southerly aspect. There is an attached garage and a block paved drive that was laid in 2017.**

- Close to Perry Hall
- 3 Double bedrooms
- Luxury Kitchen with appliances
- L- shaped Lounge
- Dining room
- Antique style bathroom
- Ground floor shower room
- Landscaped south facing garden
- Garage with drive laid in 2017
- Cavity wall insulation

#### **ENTRANCE HALL**

Upvc door with side lights, solid wood flooring floor, meter cupboard, radiator. Stairs to first floor.

#### **SHOWER ROOM**

Enclosed fully tiled shower, wash hand basin in vanity unit, mixer taps, low level WC, tiled floor, double glazed opaque window to side.

#### **LUXURY KITCHEN**

10' 06" x 10' 03" (3.2m x 3.12m) Range of matching wall base and display units complimented by granite work surfaces and concealed lighting. Wash hand basin, built in oven, micro wave and induction hob with extractor hood. Built in dish washer, washer dryer and fridge with separate freezer. Pull out ironing board, spotlight and tiled floor. Double glazed window to front. Contemporary style radiator.

#### **LOUNGE**

17'0' 14'6" (5.54m L shaped, double glazed french door to rear, wood burning stove, solid wood flooring, double glazed window to rear, radiator.

#### **DINING ROOM**

10' 09" x 10'0' 00" (3.28m x 3.05m) Double glazed window to rear, solid wood flooring, radiator.

#### **LANDING**

Access to insulated roof via retractable ladder, airing cupboard with jacket lagged cylinder

#### **BEDROOM ONE**

11' 06" x 9' 03" (3.51m x 2.82m) Double glazed window to rear, range of fitted wardrobes and drawer units. Radiator, spotlights.

#### **BEDROOM TWO**

9' 09" x 9' 00" (2.97m x 2.74m) Double glazed window to front, radiator.

#### **BEDROOM THREE**

10' 00" x 8' 06" (3.05m x 2.59m) Double glazed window to rear, radiator

#### **LUXURY BATHROOM**

Antique style suite with freestanding bath with clawed feet, pedestal wash hand basin, low level WC, spotlights, heated towel rail.

#### **OUTSIDE**

#### **REAR GARDEN**

Beautifully landscaped with patio. New fence fitted 2017. Gate to rear

#### **GARAGE**

Attached with up and over door, power and light, wall mounted boiler

## AGENTS NOTE

The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts.

Council Tax Band: "D"

EPC Rating: "C"

Total Square Metres: 108

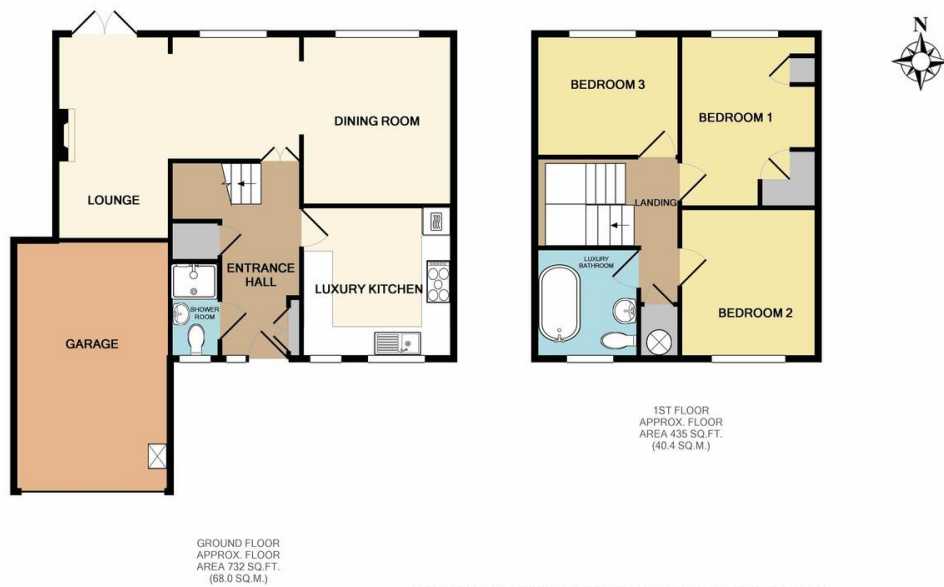
Total Square Feet: 1167

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

## Directions

From our offices adjacent to Tesco's in Orpington, continue to the War Memorial and take the first exit, bearing left in to High Street. Take the first left in to Knoll Rise and proceed up the hill. At the brow of the hill, take the fourth right hand turning in to Mayfield Avenue and follow this to the bottom. At the junction with Perry Hall Road, turn right. Take the first left into Cotswold Rise. Polperro Close is on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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