



Ibbett Mosely

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## Percival Road, Orpington, Kent, BR6 8HL

### Offers In Excess Of £1,000,000 Freehold

**A DECEPTIVELY SPACIOUS & VERSATILE DETACHED FAMILY HOME  
LOCATED AT THE END OF THIS SOUGHT AFTER CUL-DE-SAC  
AND CONVENIENTLY PLACED FOR SCHOOLS, AMENITIES & TRANSPORT LINKS**

- 4 Bedrooms
- 3 Bathrooms
- Kitchen/Dining Room
- 3 Reception Rooms
- Tandem Garage
- Outbuilding/Gym
- Gas Central Heating
- Double Glazing
- Enclosed Private Gardens

\*\*\* PRICE RANGE: £1,000,000 - £1,100,000 FREEHOLD \*\*\*

Located in an exclusive tranquil cul-de-sac this deceptively spacious detached home offers an ideal setting for families seeking comfort and convenience. With ample driveway parking plus tandem garage, this property ensures that you and your guests will never be short of space.

The house is thoughtfully designed to provide a welcoming atmosphere, making it perfect for both relaxation and entertaining. Its generous layout allows for a variety of living arrangements, catering to the needs of modern family life. The quiet surroundings enhance the sense of peace, while still being conveniently located near essential transport links and reputable schools, making daily commutes and school runs a breeze.

This property presents a wonderful opportunity for those looking to settle in a family-friendly area. With its combination of spacious living, convenient location, and ample parking, this detached home is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful residence your own.

#### LOCATION

In a desirable leafy area, situated close to Locksbottom &

Orpington allowing for easy access to amenities in both areas. Darrick Wood & Newstead Wood schools along with the PRU Hospital are within easy reach. Less than one miles distance is Locksbottom village offering a selection of cafes, restaurants and supermarkets, this home is also positioned approximately a mile to Orpington Station offer fast routes to London.

#### GROUND FLOOR

##### ENTRANCE HALL

The front door opens into a spacious entrance hall, with access to the reception room and double doors leading through to an inner hall, complete with a convenient cloaks cupboard.

##### LARGE RECEPTION ROOM

An inviting space with parquet flooring and fireplace (currently capped), radiator and staircase rising to the first floor. Doors lead through to the inner hall, with double doors opening into the kitchen/dining room, creating a wonderful flow for both everyday living and entertaining.

##### KITCHEN/DINING ROOM

Fitted with a comprehensive range of wall and base units, complemented by granite worktops, this well-appointed kitchen features an inset sink with mixer tap, a large double

oven with gas hob and a built-in extractor over. A cupboard houses the Worcester gas boiler, and there is ample space for appliances. An decorative brick arched serving hatch opens through to the reception room and there is plenty of room for a dining table too. A door provides direct access to the outside.

#### INNER HALL

With a useful storage cupboard, this area provides access to the bathroom, bedroom 4 and a versatile reception room (currently used as an office).

#### RECEPTION ROOM

Approached from the entrance hall, this room features a radiator and double doors opening directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living. Further double doors lead through to:

#### RECEPTION ROOM

Currently used as an office, built-in storage cupboard, door to inner hall.

#### BEDROOM 4

With built-in cupboard.

#### BATHROOM

Fitted with a panelled bath with mixer tap, hand-held shower attachment, shower screen and wall-mounted power shower. There is an inset wash hand basin with storage beneath, a low-level w.c, and a wall-mounted mirrored cupboard. The room is finished with tiled walls and stylish Amtico flooring.

#### FIRST FLOOR

#### LANDING

Hatch to loft space. Airing cupboard housing immersion tank.

#### BEDROOM 1

Built-in cupboard and eaves storage, door to:

#### EN-SUITE SHOWER ROOM

Fitted with a walk-in shower cubicle, with wall-mounted electric shower, there is also a wash hand basin, low-level w.c, and a heated towel rail. Laminate flooring.

#### BEDROOM 2

Dual aspect, built-in cupboards and eaves storage.

#### BEDROOM 3

Fitted with sliding wardrobe cupboards, further cupboard and eaves storage.

#### SHOWER ROOM

Fitted with a walk-in shower cubicle with power shower, wash hand basin and w.c. Amtico flooring.

#### OUTSIDE

There is an enclosed, level REAR GARDEN featuring a variety of shrubs, borders and established planting, along with a patio area and small pond. The rear garden also benefits from two storage sheds and a small wooden tool shed, as well as a DETACHED CABIN currently used as a gym.

To the front, there is a level lawned area and driveway parking for up to three vehicles, leading to an attached TANDEM GARAGE with workbench and power. An outside electric point is also provided.

#### SERVICES

All mains services are connected.

Council Tax Band - G (Bromley Council)



## Percival Road, Orpington, Kent



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 177.40 sq m / 1910 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Ibbett Mosely**

**Westerham 01959 563265**

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