



Broxbourne Road, Orpington, Kent, BR6 0AY

£900,000 Freehold



Broxbourne Road, Orpington, Kent, BR6 0AY

£900,000 Freehold



Description

Situated in the highly regarded Knoll Area, on a large plot with a stunning 140ft (max) westerly facing garden is this character 1930's detached house. In need of updating, it does benefit from double glazing and offers tremendous potential to extend (stpp). Upstairs there are 3 bedrooms, bathroom and a separate WC, whilst downstairs are two interconnecting reception rooms, kitchen, modern conservatory and toilet. There is a garage with private drive to front. Close to local amenities including schools, public transport etc. Offered with the added advantage of NO CHAIN internal

Entrance Hall

Stairs to first floor, double glazed window to front, radiator, picture rail

Lounge

Two double glazed windows to front, feature fireplace, picture rail, radiator.

Dining Room

French door to rear with sidelights, radiator.

Conservatory

Fully glazed

Kitchen

Range of matching wall and base units with 1 1/2 sink and drainer, mixer taps, gas point for cooker, cupboard housing boiler, double glazed window to rear. Door to lobby

Lobby

Door to side, door to garage.

Toilet

Low level WC, double glazed window to rear.

Landing

Access to boarded loft, airing cupboard, double glazed opaque window to side, picture rail.

Bedroom

Double glazed window to front, radiator.

Bedroom

Double glazed window to front, radiator.

Bedroom

Double glazed window to rear, radiator, built in cupboard.

Outside

Lovely established garden, extending approximately 140ft (max) and enjoying a westerly aspect.

Attached Garage

With up and over door

Private drive

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: "G"

EPC Rating: "D"

Total Square Meters: Approx. 115.2 Excluding Garage

Total Square Feet: Approx. 1240 Excluding Garage

Tel: 01689 821904

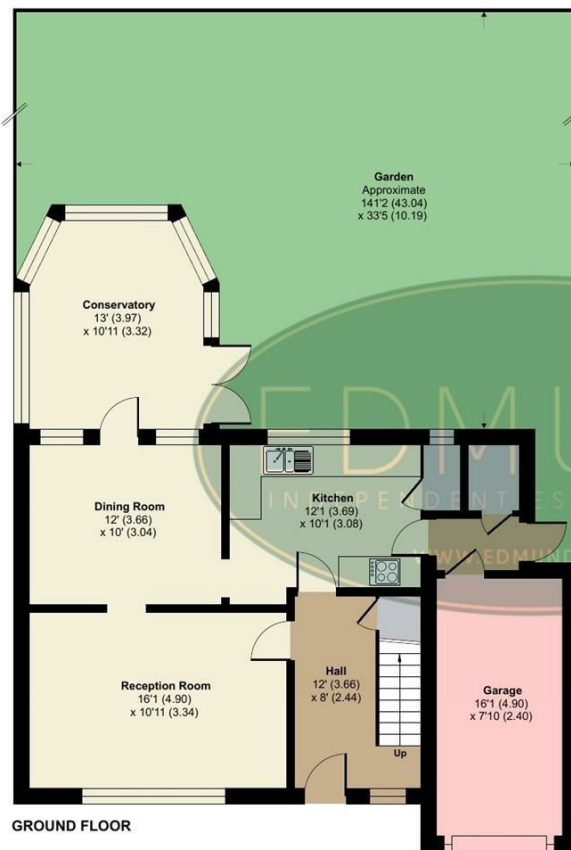
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





Floor Plan



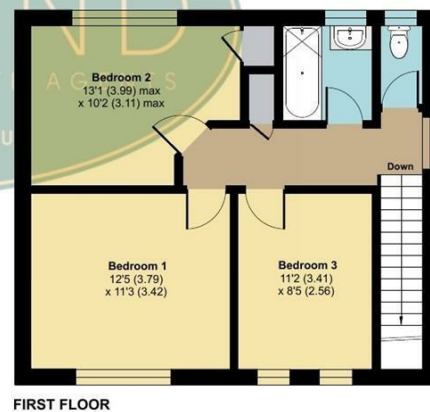
Broxbourne Road, Orpington, BR6

Approximate Area = 1240 sq ft / 115.2 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1367 sq ft / 127 sq m

For identification only - Not to scale

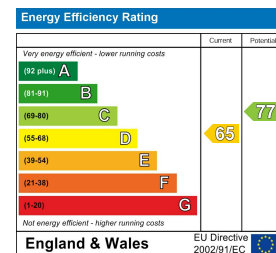


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edmund Estate Agents. REF:1484264

Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.