



Offers In The Region Of £900,000

5 Bedroom Semi-Detached House for sale
58 Elm Grove, Orpington



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SALES AND LETTINGS



Overview

This immaculately presented, semi-detached house, is just 5 minutes walk from Orpington Station. Close to the high street, schools, parks, country parks and woodland. Suited to professional working couple with children looking to move into a quiet road in the prestigious knoll area of Orpington. The solar panels provide a significant saving on electricity bills. Viewings welcome.



Key Features

- 5 minutes walk from mainline station
- Mature, Manicured Garden
- Close to high street
- Close to top grammar schools
- Summer house
- Large functional pond
- Close to restaurants
- Sought after location
- Quiet road
- Solar panels significant savings





Serenity with a roof on - Popular amongst professionals, the sought after knoll area of Orpington, is offering up for sale, this charming, extended, semi-detached property that comes complete with mature gardens, pond and a sizable summer house. Situated on a quiet, well positioned road, you are only a short walk to and from Orpington station. The property is a must see for those wishing to move into the heart of the commuter belt, whilst planting themselves slap bang in the catchment areas for local, rated, nursery, primary and senior schools. Newstead Woods and St Olaves grammar schools are within walking distance, as is Poverest Park and the many restaurants, bars and cinema, provided by Orpington high street.

From the spacious, double driveway, you are greeted by a landscaped area, adjacent to the porch and front door. Inside, the living room, sitting room, kitchen and 1st floor are seamlessly fed by a well lit, generously proportioned hallway.

When you enter the contemporary, galley style kitchen, you are immediately presented with a feeling of well being and comfort. Modern in its styling, the functional kitchen layout, gives way to a large family dining room so you can entertain your family or guests whilst still preparing your meals and perhaps treating yourself to a refreshing beverage. Even with a large dining table present, there is enough room for a pool or football table for entertainment and this area leads out, through double French windows, onto the terraced area.



To the right of the dining room is bedroom number 5, which can be used as a guest room or office, which also benefits from its own WC. The garage and utility room is accessed from either the same corridor, or from the front of the house itself. A perfect temperature for storing bottled and canned drinks, the garage also houses the main control unit for the solar panels.

Tucked comfortably away round the corner, is the charming 'snug' or 'sitting room', is perfect for chilling, entertaining, book reading or discussions and debate. This moderately sized area has a contemporary fireplace and is the perfect cosiness for a late evening nightcap or

weekday coffee morning.

To the front of the ground floor, is an immaculately presented living room, with its large bay window, letting in as much light, as the room itself can consume. The living room is the perfect area for your piano, cello or large screen TV. Ideal for those Saturday and Sunday afternoon watching sports, cookery or nature programs, whilst relaxing on the sofas!

Upstairs you are greeted with access to three generously sized double bedrooms and a further single room, which is currently used as a library/book room. The master bedroom is served by two double windows and looks out onto the garden and terrace areas below, as does bedroom number two, which houses an immersion heater, airing cupboard and control unit for the solar panels. Bedroom number 3 is to the front of the house and again, lets in plenty of light natural. All bedrooms have plenty of storage, are very comfortable and well lit. The family bathroom has a vanity unit complete with strip lighting and there is a walk in shower room and a bath.

If lofts are your thing, there is plenty of insulated space up there for storage and perhaps even a train set or something similar.

The rear of the property boasts a well manicured, mature garden, palm trees and a subtle blend of patio, grass and block paving; the perfect garden for those peaceful, tranquil afternoons in the summer or hot mulled drinks on the terrace in winter. The garden is tastefully wrapped around a fully a functioning pond and a sizable, furnished summer house with BBQ area.

This is a must see property, with class, grandeur and something for everyone.

Living Room

13' 7" x 13' 1" (4.15m x 4.00m)

Sitting Room

11' 9" x 10' 9" (3.60m x 3.30m)

Kitchen

8' 10" x 8' 2" (2.70m x 2.50m)

Dining Room

19' 0" x 10' 5" (5.80m x 3.20m)

Bedroom Five / Study

9' 6" x 8' 10" (2.90m x 2.70m)

Hallway

Bedroom One

Floorplans

GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.4 sq.m.) approx.



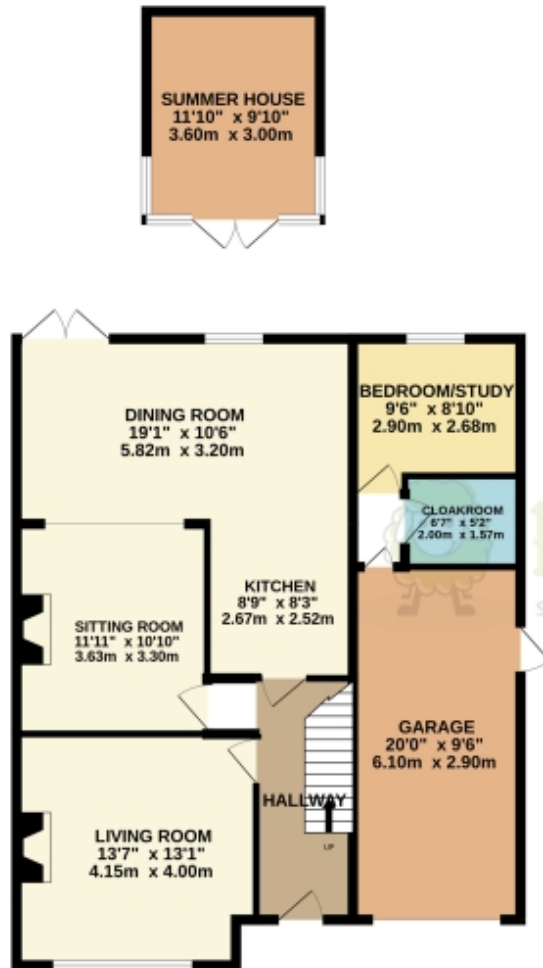
4/5 BEDROOM EXTENDED HOUSE WITH LARGE SUMMER HOUSE AND POND
TOTAL FLOOR AREA : 1836 sq.ft. (170.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

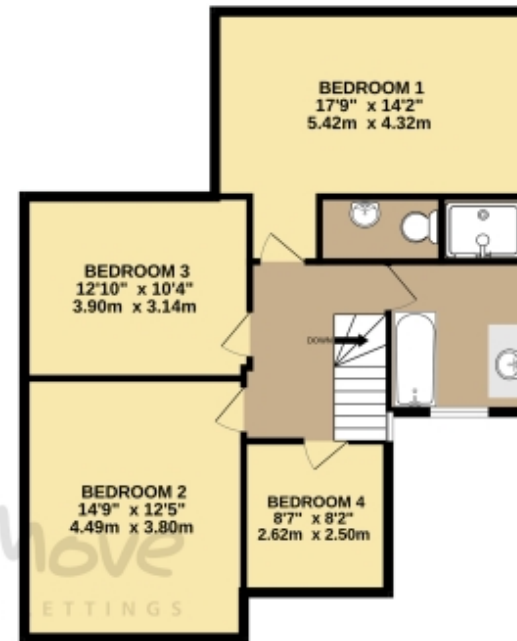
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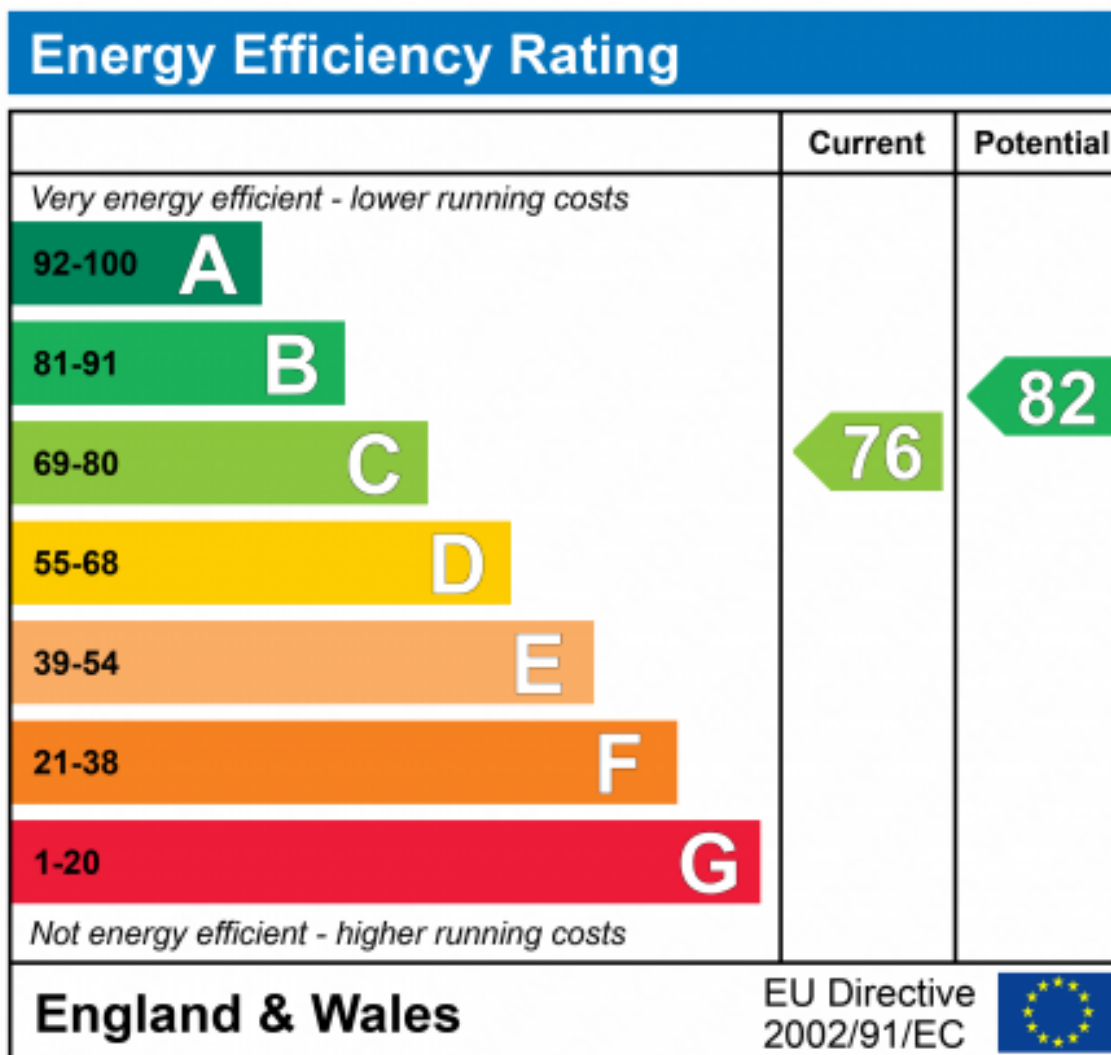


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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