



Archer Road, Poverest

Freehold

Offers In Excess Of £750,000

A quite stunning 1930s detached family home, which is set on the borders of Petts Wood & Orpington. The property has been extended across the rear ground floor & refurbished by the current owners to offer substantial living space in a great location, which has access to two mainline stations & a host of amenities at Petts Wood & Orpington. The property has a welcoming entrance hallway leading to a large L shaped lounge at the front & in turn a magnificent, open plan, kitchen/diner which offers a range of modern contemporary units, a central island & a selection of integrated appliances. Complete the ground floor is a large utility room with internal access to the garage & a ground floor shower room. It is to be noted the rear of the property, including the hallway has the advantage of under floor heating. The first floor has a spacious landing, a family & four well proportioned bedrooms, with the master bedroom benefitting from an en-suite shower room. To the rear the West facing garden extends to 152' approx. & has a large entertaining patio. There is off road parking to the front & access to the garage. A viewing of this outstanding family home is highly recommended.

Property Features

- Stunning detached family home
 - 4 Bedrooms
 - 152' West facing garden
 - 19'0 x 18'7 Open plan Kitchen/diner
 - Off road parking & garage
- Master with en-suite

Property Description

FRONT

Block paved driveway parking for multiple vehicles leading up to wooden front door with access into:

HALLWAY

Under stairs cupboard, tiled flooring and spot lights.

LOUNGE

23' 3" x 17' 10" L Shaped (7.09m x 5.44m)

Double glazed square bay window to front plus two double glazed windows to the front. A feature open fireplace with tiled hearth and two radiators. Fitted carpet and built in storage cupboard.

KITCHEN/DINER

19' x 18' 7" (5.79m x 5.66m)

Double glazed windows to rear plus double glazed French doors to the rear leading out onto the garden. Fully fitted and integrated kitchen with a range of contemporary wall and base units with complementing granite work surfaces. Stainless steel double sink with two mixer taps and double drainer. Built in dishwasher, double NEFF oven, NEFF induction hob with concealed extractor over and glass splash back. Central island with storage and breakfast bar. Tiled floor and spot lights.

UTILITY ROOM

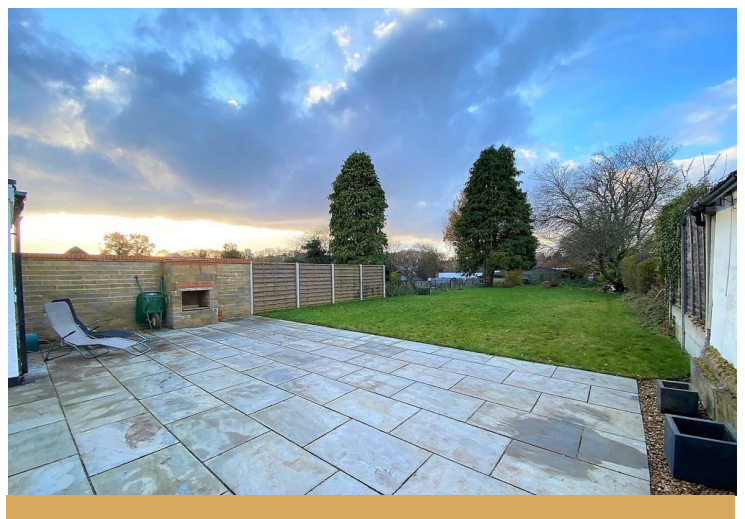
10' x 9' 10" (3.05m x 3m)

Double glazed windows to rear plus double glazed door to side leading out to the garden. Fitted work surfaces and a range of cupboards with stainless steel sink with mixer tap and drainer. Space for double fridge freezer, two washing machines and space for dishwasher. Tiled flooring, spot lights and door leading into the garage.

SHOWER ROOM

Double glazed window to side. Three piece suite comprising a walk-in shower cubicle with glass screen and thermostatic shower. Low level W.C. Wall mounted wash hand basin with mixer taps, extractor fan, spot lights, tiled walls and flooring.

STAIRS TO FIRST FLOOR LANDING





FIRST FLOOR LANDING

Double glazed to the side. Radiator, airing cupboard housing water tank, loft hatch, spot lights and fitted carpet.

BEDROOM ONE

14' 7" x 14' 3" (4.44m x 4.34m)

Two double glazed windows to front. Built in wardrobe, radiator and fitted carpet.

ENSUITE

Double glazed window to the front. Three piece suite comprising a walk-in shower with thermostatic shower and glass screen. Low level W.C. Contemporary round wash hand basin with mixer taps and storage draws under. Tiled walls and flooring. Extractor fan and spot lights.

BEDROOM TWO

14' 2" x 9' 8" (4.32m x 2.95m)

Double glazed windows to the rear. Double radiator and wood flooring.

BEDROOM THREE

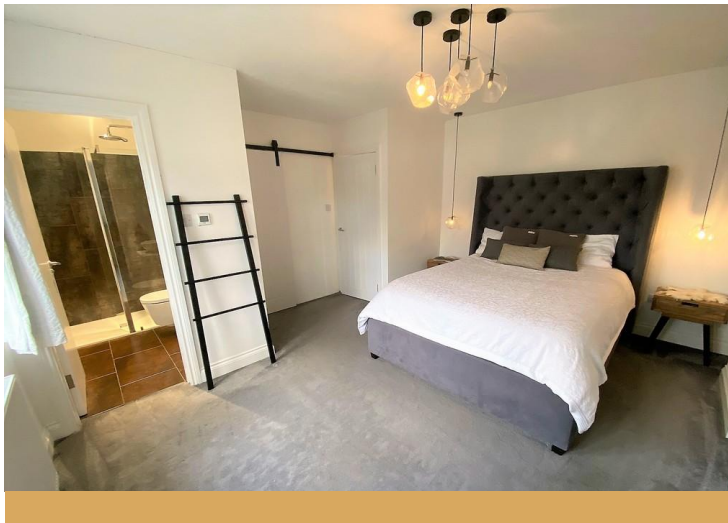
10' 10" x 9' 8" (3.3m x 2.95m)

Double glazed windows to side. Radiator and fitted carpet.

BEDROOM FOUR

9' x 7' 3" (2.74m x 2.21m)

Double glazed windows to rear. Radiator and fitted carpet.



BATHROOM

Double glazed windows to side. Three piece suite comprising a panel shell bath, pedestal wash hand basin and low level W.C. Half tiled walls, radiator and wood flooring.

GARDEN

152' Approx. (46.33m)

Mainly laid to lawn with a large entertaining patio to the rear of the house. The garden is very well secluded with a range of mature trees.

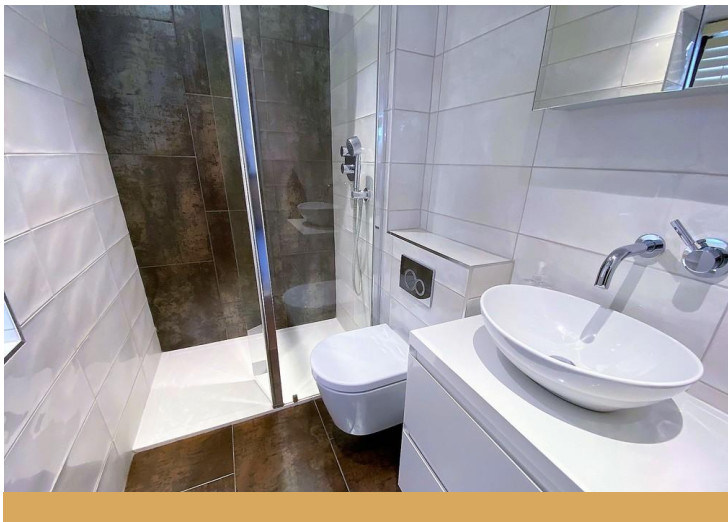
GARAGE

10' x 11' (3.05m x 3.35m)

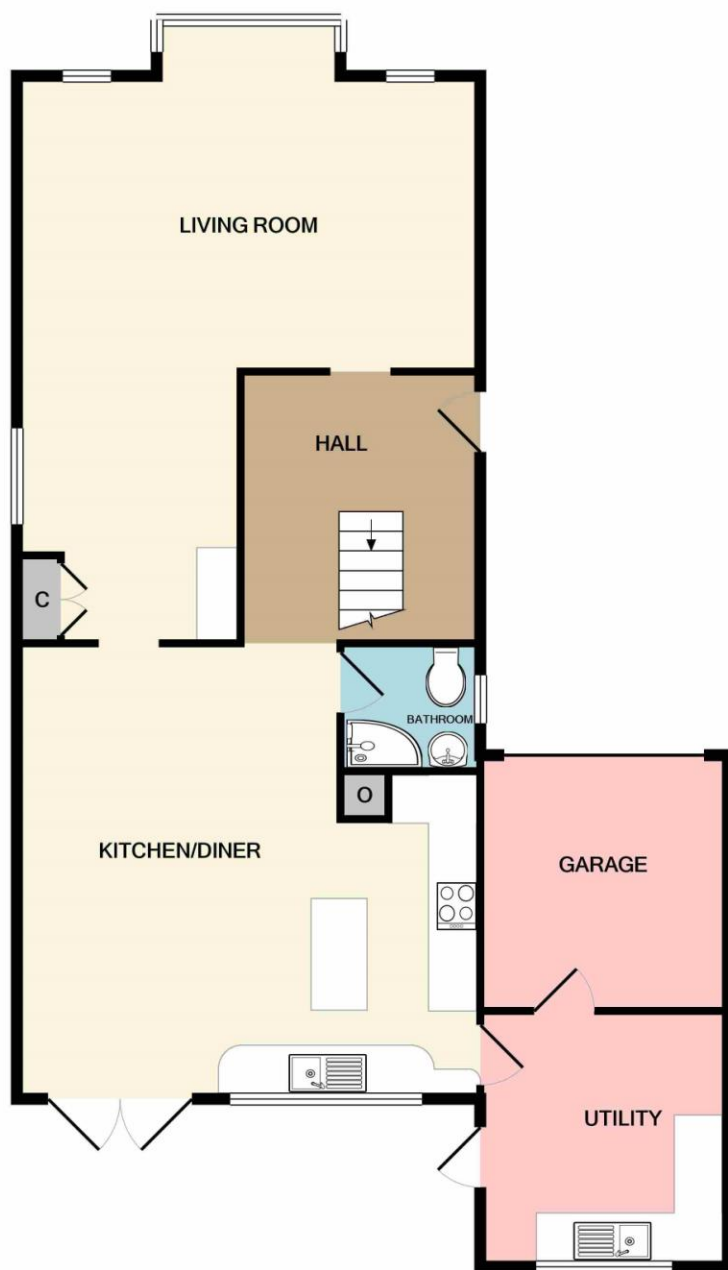
Double doors to the front. Light and power.

DIRECTIONS

From Petts Wood, Station Square, proceed down Petts Wood Road and continue over roundabout into Poverest Road. Second right into Forest Way and first left into Friar Road. Right into Archer Road.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR

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Local Authority: Bromley London Borough Council
Council Tax Band: Band F
Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements. Full EPC Certificate available upon request.