

3 Bedroom Detached House for Sale - £825,000

Winnipeg Drive, Green St Green, Orpington, Kent, BR6 6NW



KEY FEATURES

- CHAIN FREE - 3 DOUBLE BEDROOMS • 2 BATHROOMS WITH EN SUITE TO MASTER • EXTENDED KITCHEN / DINER • DOWNSTAIRS CLOAK ROOM • DUAL ASPECT FRONT RECEPTION • MOVE IN READY • OFF STREET PARKING • GARAGE & GARDEN CABIN • COUNCIL TAX BAND F • EPC RATING D

Description

Step into the lap of luxury with this exquisite 3 double-bedroom detached executive home in the prestigious Winnipeg Drive development. This property is meticulously maintained and upgraded to the highest standard by the current owners. This chain free property.

Featuring a stunning bespoke kitchen, complete with elegant granite countertops, a breakfast bar, and an abundance of storage space. The kitchen extension floods the room with natural light, thanks to bifold doors and a unique ceiling feature. Hosting has never been more glamorous.

Discover ultimate relaxation in the fully double glazed bedrooms, each with fitted wardrobes for added convenience. The master bedroom boasts a luxurious en-suite shower room for your daily indulgence. The family bathroom is a sanctuary of serenity, featuring an oval bath and premium finishes throughout.

Location

Need space for your vehicles? No problem. This property offers a driveway for one car and additional off-street parking, ensuring your commute is always hassle-free. And with a local primary school within walking distance, convenience is at your doorstep.

Situated in the heart of Green St Green, this location truly offers the best of both worlds. Enjoy the peace and privacy of this exclusive development, while benefiting from easy access to the A21 and M25. Local amenities abound, with small traders, Waitrose, and excellent transport links right at your fingertips.

Winniepeg Drive is located in a small very private development built in last 20 years right in the heart of Green St Green which is served by an array of small local traders offering services from beauty, butchers and bikes to name but a few. In addition to this is Waitrose within walking distance for quality foods and supplies. Accessed just off the A21 Green ST Green offers great links to the M25. The high street has a number of busses running into Orpington and the Train station where London Bridge can be accessed with 20 Minutes.

The local primary school can also be located in walking distance.

Ground Floor

PORCH - Open porch to:

ENTRANCE HALL - Panelled front door, wood laminate flooring, coats cupboard, ornate coving



GROUND FLOOR CLOAKROOM - Low Level W.C, wash hand basin, luxury glass wall panelling, ceramic tiled flooring, radiator, extractor

FRONT RECEPTION - 16' 0" x 11' 3" (4.88m x 3.43m) Double glazed bay window to front and side aspect window, ornate coving, feature fireplace with living flame gas coal effect fire, radiator, under stairs cupboard.

OPEN PLAN KITCHEN / DINER - 24' 11" x 19' 0" (7.6m x 5.8m) Double door opening, ceramic flooring, bank of floor and wall units with built in American style fridge-freezer. Luxury glass splash back with granite worktops. Island with central light and seating, ceiling light lantern with inset LED feature lighting. Double glazed window and bifold doors leading to garden. Side door leading to utility room, store room and garage

UTILITY ROOM - 16' 6" x 5' 2" (5.03m x 1.6m) Matching the kitchen, fitted wall and base units with working tops, under counter sink unit with mixer taps, luxury glass splashback, plumbed for washing machine, space for tumble dryer, ceramic tiled flooring, door to family room, double aspect windows. Door leading to:

STORE ROOM - 8' 5" x 8' 7" (2.59m x 2.62m) Window to side, door leading to garage. Agents Note: This room has been created utilising the rear space of the garage and could be converted to make a larger garage.

First Floor

LANDING - Double glazed opaque window to side, access to loft, airing cupboard.

MASTER BEDROOM - 16' 6" x 9' 8" (5.03m x 2.97m) Two double glazed windows to side and rear, radiator, coved ceiling and central lighting freestanding wardrobes, access to:-

EN SUITE SHOWER-ROOM - Opaque window to side, enclosed shower cubicle with luxury shower wall, low Level W.C, wash hand basin with full height glass mirror above, tiling to floor, radiator.

BEDROOM 2 - 15' 1" x 11' 3" (4.6m x 3.45m) Double glazed window to front, coved ceiling, fitted double wardrobe.

BEDROOM 3 - 12' 2" x 12' 2" (3.73m x 3.71m) Double glazed dormer window to front, radiator, wardrobe, coved ceiling.

FAMILY BATHROOM - Opaque double glazed window to side, white suite comprising oval bath with mixer taps and shower attachment, pedestal wash hand basin, low Level W.C., glass feature wall, half tiled granite feature finish with



matching floor, coved ceiling with spot lighting, extractor.

Exterior

FRONT GARDEN/DRIVE - Block paved with small grass area

INTEGRAL GARAGE - *10' 4" x 8' 7" (3.15m x 2.62m)* Up and over door to front, power and light, built in cupboards and shelving.

REAR GARDEN - *37' 11" x 31' 11" (11.58m x 9.75m)* Mainly laid to lawn with patio to side, garden cabin and side storage shed. Gated access to side and rear.



1ST FLOOR



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.

Made with Metropix ©2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

AML Disclaimer for Purchasers

1. **MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.
2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.
6. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE PURCHASERS. NEITHER BISHOP ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Bishop Estate Agents Limited.

Bishop Estates have a personal interest in a property, which includes a relative being the vendor.