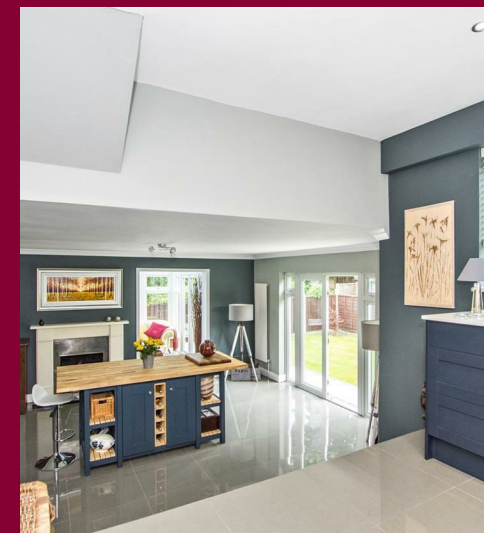


**TOTAL FLOOR AREA: 1785 sq.ft. (165.8 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 letroptix ©2021



**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

**3 Princess Parade Crofton Road  
 Orpington  
 BR6 8NP**

**01689 850 111  
 locksbottom@anthonymartin.co.uk  
 anthonymartin.co.uk**

**Offers In Excess Of  
 £950,000**

## Winton Road Locksbottom

Anthony Martin are delighted to bring to the market this stunning 4 bedroom detached property. The property has been remodelled and extended by the current owners to provide an open plan modern living space, is immaculately presented and features an open plan kitchen dining area, all weather conservatory and a formal lounge.

Approached by a gated gravel driveway with parking for several cars. The entrance hall opens into the modern kitchen with steps leading to an open plan dining area. The kitchen is contemporary in style, is fully integrated and features a range of navy blue base and wall units with double sink and quartz worktop. There is a wonderful aspect across the open plan kitchen/diner with French doors onto the garden making this the focal point of the home. The all weather conservatory with French doors onto the garden is the ideal place to enjoy the garden all year round while the formal lounge, with window to the front, is ideal to relax in the evening. The ground floor further benefits from a guest cloakroom and utility/boot room with access into the garden.

The staircase with glass balustrade leads to the first floor where you will find there are 4 good sized bedrooms. Two feature walk in wardrobes. There are two modern full bathrooms both part tiled, one with a shower and the other a double ended bath.

Outside the garden wraps around the house. Mainly laid to lawn with a south facing raised deck area at one end and patio at the other, there are plenty of spaces from which to enjoy the garden.



- 4 Bedrooms
- All Weather Conservatory
- Remodelled and Extended
- Open Plan Kitchen/Diner
- Guest Cloakroom and Utility
- 2 Bathrooms
- Excellent Transport Links
- Close to Amenities
- Good Schools Catchment
- EPC D61

