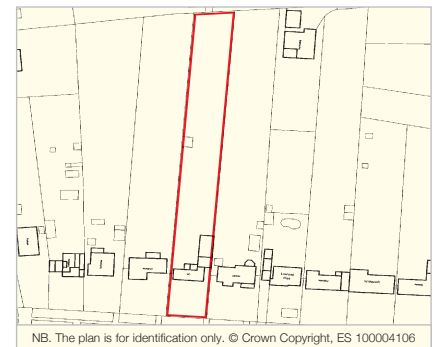


Orpington

Sereno, Sevenoaks Road, Kent BR6 7SE

- **A Freehold Detached House and Annexe with Planning**
- House providing Five Bedroom Accommodation
- Annexe providing Two Bedroom Accommodation
- Total Gross Internal Area (GIA) Approximately 288.6 sq m (3,105 sq ft)
- Off-Street Parking
- Rear Garden
- Planning Permission to Extend and Reconfigure the Existing Accommodation
- Possible potential for Further Development of Additional Accommodation in Rear Garden subject to obtaining all necessary consents
- Site Area extends to Approximately 0.337 Hectares (0.834 Acres)

Vacant Possession



VACANT – Freehold House and Annexe



Tenure

Freehold.

Location

The property is situated on the north side of Sevenoaks Road (A21), to the west of its junction with Rushmore Hill. A good range of local shops and amenities is available nearby and in Orpington to the north. Rail services run from Chelsfield and Knockholt Stations, which have links to Orpington and London Charing Cross. The A21 provides access into Central London and the M25 Motorway is accessible via Junction 4 to the east. Biggin Hill Airport is approximately 5 miles' drive to the south. High Elms and Broke Hill Golf Clubs are nearby.

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof together with an adjoining annexe. Externally, there is off-street parking and gardens to the front and rear. The total site area extends to approximately 0.337 hectares (0.834 acres).

Accommodation

The property was not measured by Allsop. The floor areas were taken from a Valuation Report. We are informed that the building extends to approximately 288.6 sq m (3,105 sq ft).

Main House

Ground Floor – Three Reception Rooms, Kitchen, Shower Room

First Floor – Three Bedrooms, En-suite Shower Room, Bathroom

Annexe

Ground Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom

First Floor – Two Bedrooms, Shower Room

Site Area Approximately 0.337 Hectares (0.834 Acres)

Planning

Local Planning Authority: London Borough of Bromley.

Tel: 0208 313 4956.

Planning permission (Ref: 17/00432/FULL6) was granted on 22nd March 2017 for 'part one/two storey rear extension (north), roof and elevational alterations (west) at first floor level'.

There is potential for further development to provide additional accommodation in the rear garden via side access, subject to obtaining all necessary consents.

To View

The property will be open for viewing every Monday before the Auction between 12.00 noon – 12.30 p.m. (commencing Saturday 13th May) and Saturday before the Auction between 1.45 – 2.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Bottrills (Ref: RS).

Tel: 0208 715 6030

Email: rs@bottrills.com

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.