



## 31 Homestead Road, Orpington

£2,100,000 Freehold

GUIDE £2,100,000 – £2,200,000 • PRIVATE WOODLAND • 22ft KITCHEN/FAMILY ROOM • TWO RECEPTIONS & STUDY • TOP FLOOR GUEST SUITE • UTILITY & CLOAKROOM • PLANNING APPROVED TO EXTEND • BASEMENT GAMES ROOM/GYM  
• CLOSE TO LOCAL AMENITIES & CHELSFIELD STATION • EPC RATING C AND BROMLEY COUNCIL TAX BAND H





BASEMENT  
615 sq.ft. (57.2 sq.m.) approx.

GROUND FLOOR  
1948 sq.ft. (180.8 sq.m.) approx.

1ST FLOOR  
1718 sq.ft. (159.0 sq.m.) approx.

2ND FLOOR  
498 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 4771 sq.ft. (443.2 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.

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