



Total area: approx. 123.1 sq. metres (1325.6 sq. feet)



Woodley Road | Orpington | BR6

Guide Price £650,000 - £675,000

-  Extended semi-detached house on wide plot
-  2 bath/shower rooms (+ ground floor W.C)
-  Contemporary decorative order throughout
-  Driveway
-  4 bedrooms
-  Open-plan kitchen/dining room
-  Simply stunning south/south-west facing garden
-  Convenient yet tranquil location



Kenton are delighted to present this spacious 4 bedroom and 2 bath/shower room (+ with a ground floor W.C) semi-detached house, situated on a wide plot and conveniently yet peacefully located, as well as being presented in contemporary decorative order throughout. Having been extended both to the rear as well as the original loft space having been converted, resultantly the circa 1,325 square feet of accommodation comprises everything that the modern family would desire within a home. For instance, to the ground floor via a wide and welcoming hallway, you will find; an ample-sized bay fronted living room, a stylish open-plan kitchen/dining room looking on to the most beautiful of rear gardens, as well as a W.C. To the first floor, you will find two double bedrooms as well as a contemporary family bathroom. Notably the landing is also incredibly spacious and so a versatile and certainly usable space. To the second floor, you will find a further two bedrooms in addition to a modern and stylish shower room. Externally, the aforementioned rear garden is simply stunning, boasting a south/south-west orientation and featuring; patio areas, traditional lawn areas as well as an array of mature trees and shrubs. Notably, there are also three separate storage sheds offering ample storage space. Furthermore, to the front is a paved private driveway area facilitating off-street parking, with there a further preceding shared driveway area. Also worthy of mention is the potential for further extension to the side for instance (subject to planning permission by default), owing to the aforementioned wide plot. Woodley Road is, as referenced, conveniently-yet-tranquilly situated. Orpington High Street for instance is a mere few minutes' drive or bus ride away (and certainly within walking distance also), featuring an extensive range of; handy shops, restaurants, bars and leisure and beauty facilities. Additionally, some of Orpington's most coveted and reputable schools are also nearby, namely the well-renowned St. Olaves Grammar School as well as the currently-rated Ofsted "good" Blenheim Primary School. Both Orpington and Chelsfield Stations are also circa 1 mile away, providing direct and frequent services into central London respectively. The popular Goddington Park is also within a few moments' walk, representing a very popular spot amongst dog walkers.

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Porch
1'10" x 7'6" (0.57m x 2.28m)
Double glazed leaded light windows to front, tiled flooring.

Hallway
16'8" x 5'9" maximum (5.07m x 1.76m maximum)
Entrance door with double glazed frosted window panel, double glazed leaded light window to side, coved ceiling, staircase to first floor with storage cupboard underneath, radiator, tiled flooring.

W.C
3'9" x 2'4" (1.14m x 0.71m)
Double glazed frosted window to side, inset spotlighting, extractor fan, low level W.C, wash hand basin with splashback tiling, tiled flooring.

Living Room
15'9" into bay x 11'11" maximum (4.80m into bay x 3.64m maximum)
Double glazed leaded light bay window to front, coved ceiling, feature fireplace, radiator, fitted carpet.

Open-Plan Kitchen/Dining Room
18'12" maximum x 18'5" maximum (5.78m maximum x 5.62m maximum)
Double glazed leaded light window to side, double glazed windows to rear, double glazed UPVC doors to side (leading to rear garden) with adjacent double glazed windows, inset spotlighting, range of matching wall and base units with cupboards and drawers, wood-block work surfaces with splashback tiling, integrated oven with fitted hob and fitted extractor hood over, composite double sink unit with swan-neck tap, integrated washing machine, integrated dishwasher, space for American-style fridge freezer, central island featuring integrated grill and integrated wine rack, radiators, tiled flooring.

Landing
14'10" x 7'3" (4.51m x 2.22m)
Double glazed leaded light window to front, double glazed leaded light window to side, staircase to second floor, radiator, fitted carpet.

Bedroom 1
13'0" x 9'11" maximum (3.97m x 3.01m maximum)
Double glazed leaded light window to front, coved ceiling, radiator, fitted carpet.

Bedroom 2
10'12" x 9'11" (3.35m x 3.02m)
Double glazed leaded light window to rear, coved ceiling, built-in storage cupboard, radiator, fitted carpet.

Bathroom
8'2" maximum x 7'2" (2.49m maximum x 2.18m)
Double glazed frosted windows to side, inset spotlighting, half-tiled walls, panelled bath (with; rainfall shower extension, separate shower extension and folding shower screen), low level W.C and wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

2nd Landing
6'0" maximum x 5'10" maximum (1.83m maximum x 1.77m maximum)
Fitted carpet.

Bedroom 3
8'11" x 12'3" (2.73m x 3.74m)
Double glazed leaded light windows to rear, inset spotlighting, radiator, fitted carpet.

Bedroom 4
7'9" x 12'2" (2.36m x 3.72m)
Double glazed Velux windows to front, inset spotlighting, access to eaves storage space, radiator, fitted carpet.

Shower Room
8'11" maximum x 5'8" (2.72m maximum x 1.73m)
Double glazed frosted leaded light windows to rear, inset spotlighting, extractor fan, half-tiled walls, walk-in shower cubicle, low level W.C, wash hand basin in vanity unit, fitted storage cupboard, chrome heated towel rail, tiled flooring.

Rear Garden
South/south-west facing and featuring; patio areas, traditional lawn areas, mature trees and shrubs, flowerbeds, three separate storage sheds, light, side access via gate.

Front & Side
Initial shared driveway area, separate private driveway area, traditional lawn area, water tap, side access via gate.

