



Total area: approx. 72.6 sq. metres (781.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Kynaston Road | Orpington | BR5

Offers in Excess of £500,000 Freehold

- Attractive bungalow
- Stunning layout
- Family bathroom & En-Suite shower room
- Open-plan living
- Versatile, spacious accommodation
- 3 Bedrooms
- Contemporary fitted kitchen
- Exquisite garden

Offers in Excess of £500,000 Freehold



A TRULY STUNNING SEMI-DETACHED BUNGALOW. This versatile property packs big punches when it comes to the size, range and condition of the accommodation on offer. Situated in a desirable location being on a flat plot and within easy reach of local shops and services, bus routes and transport links. The property provides impressive accommodation which would appeal to a family requiring 3 bedrooms or a couple downsizing but in need of 2 bedrooms, a big lounge and open kitchen/dining room. The bedrooms are excellent proportions and the master bedroom benefits from an en-suite shower room. The family bathroom is very contemporary in design and is well fitted. The kitchen was installed not so long ago and is well designed and fitted with integrated appliances. The rear garden is excellent in size with a patio area and traditional lawn, ideal for entertaining and the front of the property provides paved private parking for 2 cars. This superb bungalow is offered with the benefit of double glazing and central heating in pristine condition and is ready to move into. We recommend your earliest attention to avoid certain disappointment.



Kynaston Road, Orpington, BR5



Porch

Covered porch with light.

Entrance hall

Double glazed front door leading to the entrance hall with radiator and laminated wood flooring leading to all accommodation access to insulated loft, combi boiler is located in the loft.

Open-plan living room

13'1" x 11'11" (4.00m x 3.64m)

Open plan onto the kitchen. Laminated wood flooring, radiator and spot lighting, breakfasting bar.

Kitchen

12'7" x 9'5" (3.84m x 2.88m)

Double glazed door and window to the rear garden, Resin sink unit with cupboards under with extensive range of wall and base unit with cupboards and drawers, 5 ring hob with hood over, integrated fridge freezer, plumbing for washing machine, integrated dish washer, large storage cupboard, laminated wood flooring, extensive working surfaces, breakfasting bar.

Bedroom 1

13'8" x 10'5" (4.16m x 3.18m)

Double glazed window to the rear, fitted carpet, radiator measurements. Door to the Ensuite shower room.

En-Suite

Fully tiled walls, by fold glass shower door to the cubicle with contemporary mixer shower tap with shower extension. w/c and wash hand basin, heated towel rail, extractor fan and spot lighting, wall mounted mirror.

Bedroom 2

16'6" Into bay x 11'11" (5.04m into bay x 3.64m)
Double glazed bay window to the front, laminated wood flooring two upright contemporary radiators, measurements.

Bedroom 3

9'12" x 8'2" (3.04m x 2.50m)

Double glazed window to the front, radiator and laminated wood flooring measuring.

Family bathroom

7'5" x 6'9" (2.26m x 2.05m)

Double glazed frosted window to the side fully tiled walls with contemporary tiles, contemporary panelled bath with mixer tap W/C, wash hand basin unit, medicine cupboard wall mounted anti mist mirror, ceramic tiled floor and extractor fan, upright heated towel rail.

Garden

Excellent family sized garden with paved patio area, traditional lawn, steps up to a further patio area with a shed side access via shed access to the front.

Driveway

Extensive paved front drive way with ample space for 2 vehicles, shared side access onto the garden.

