



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Craven Road | Orpington | BR6**

Guide Price £550,000 - £575,000

- Chain free
- Detached bungalow tucked away from the road
- 3 Bedrooms
- 2 Reception rooms
- Sizeable rear garden, totally secluded
- Integral garage
- Driveway for 2 cars
- Potential to extend/reconfigure STPP

Guide Price £550,000 - £575,000



Tucked in, away from the road, this detached bungalow is well-positioned for those looking for peace and tranquility. Situated on the ever-popular Craven Road, the property has been well-looked after by the previous owners however would benefit from a degree of modernisation throughout. Internally, the accommodation comprises; a sizeable lounge which overlooks the rear garden, a formal dining room with a good size kitchen (there is ample space for a small breakfasting table), plus 3 bedrooms (with the "main" bedroom benefitting from built-in wardrobes) and a bathroom. Outside, the garden is well-established and completely secluded, extending to circa 60ft (unmeasured). Additionally, there is an integral garage which lends itself to being converted should any new owner be interested in doing so, along with the rest of the property (i.e. there is potential to extend to the rear and into the loft subject to planning permission, and/or reconfigure the current internal accommodation). Craven Road is located within easy access to Orpington High Street and Station (there is a bus stop circa 5 minutes' walk from the bungalow itself serviced by the R9 bus) as well as being within a stone's throw of the beautiful Kentish Countryside. Offered on to the market with no forward chain, we highly recommend arranging an appointment to view internally in order to fully appreciate the accommodation and potential available.

## Craven Road, Orpington, BR6



### Porch

Covered porch with hardwood front door leading to;

### Entrance Hall

Coved ceiling, cloaks cupboard, access to insulated loft, fitted carpet.

### Lounge

16'7" x 11'0" (5.05m x 3.36m)

Double glazed patio doors to rear garden, serving hatch to Kitchen, radiator, fitted carpet.

### Dining Room

16'7" x 10'11" (5.05m x 3.32m)

Double glazed window to rear, double glazed window to side, coved ceiling, feature display fireplace, radiator, fitted carpet.

### Kitchen

Double glazed window to side, double glazed window to rear, double glazed door to rear opening on to garden, hand-crafted wooden units, sink unit, space for fridge freezer, space for cooker, wall-mounted boiler, tiled flooring.

### Bedroom 1

11'11" x 10'12" (3.63m x 3.35m)

Double glazed leaded light window to front, coved ceiling, built-in double wardrobes, radiator, fitted carpet.

### Bedroom 2

11'5" x 11'0" (3.47m x 3.36m)

Double glazed leaded light window to front, coved ceiling, radiator, fitted carpet.

### Bedroom 3

9'5" x 7'7" (2.87m x 2.32m)

Double glazed bay window to side, coved ceiling, radiator, fitted carpet.

### Bathroom

9'4" x 5'7" (2.84m x 1.69m)

Double glazed frosted windows to side, fully-tiled walls, extractor fan, panelled bath with shower extension over, low level W.C, wash hand basin, radiator, tiled flooring.

### Rear Garden

Well-stocked and well-maintained gardens to rear and side with; patio area, traditional lawn area, flowerbeds and borders, mature trees and shrubs.

### Garage

Integral garage with up-and-over door.

### Front

Ample off-street parking.

