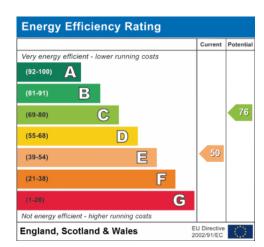


Total area: approx. 106.8 sq. metres (1150.0 sq. feet)





Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



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## **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, Integral garage totally secluded

Driveway for 2 cars

Potential to extend/reconfigure **STPP** 

# Kenton









Tucked in, away from the road, this detached bungalow is well-positioned for those looking for peace and tranquillity. 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.

## Guide Price £550,000 - £575,000



# 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**

 $11'11" \times 10'12"$  (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.

# Kenton



